



Lamellion Farmhouse



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Lamellion, Liskeard, Cornwall, PL14 4JT

Liskeard Town Centre 1 mile - South Cornish Coast 8 miles -
Plymouth 22 miles

Attractive and spacious farmhouse
with a large garden close to amenities

- Accessible Location
- Spacious Accommodation
- 4 Bedrooms (1 En Suite)
- 3 Reception Rooms
- Double Garage and Car Port
- Ample Parking
- 1.2 Acres in All
- Close to a Railway Station

Guide Price £495,000

SITUATION

The property is located in the peaceful hamlet of Lamellion, a short distance from the market town of Liskeard. Liskeard town centre has a range of shopping, educational and recreational facilities with sports centre and a mainline railway station serving London Paddington via Plymouth. The city port of Plymouth lies 22 miles from the property with excellent amenities including ferry services to northern France and Spain. The picturesque south Cornish coastline lies 8 miles away, with its idyllic beaches and picturesque villages.

DESCRIPTION

This well proportioned former farmhouse is believed to have been originally constructed in the mid 1800's with local stone and render, under a slate roof.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a porch with tiled floor and a glazed door leading into the sitting room with a Bay window overlooking the front garden and a stone fireplace housing a wood burning stove on a slate hearth.



The dining room also has a Bay window to the front and a stone fire place (not in use). Off the inner hall, with its slate flagstone floor, is access to the reception room with double doors through to the conservatory with tiled floor and view across the garden. The kitchen comprises a range of base and wall mounted cupboards and drawers, a Blanco silgranit sink and a Heritage Range cooker along with a built in electric oven and integrated electric hob. The utility room has a Butler sink and space and plumbing for a washing machine, tumble dryer and dishwasher. From the utility room there is a step up to the shower room with tiled shower cubical, WC and wash hand basin.

The the first floor there is a principal bedroom with en suite shower, WC and wash hand basin. There are 3 further bedrooms and a family bathroom comprising of a panel enclosed bath, WC and wash hand basin.

OUTSIDE

Approached via a parish road to the driveway with parking in front of the DOUBLE GARAGE with up and over door and attached CAR PORT. To the front of the property is a walled garden which is laid to lawn. The rear garden is undoubtedly a feature of the property and is mainly laid to lawn with various trees, shrubs, flower beds and countryside views. The plot in all extends to approximately 1.2 acres.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating and hot water. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From the centre of Liskeard, pass the railway station on the left-hand side and continue for approximately 200 metres. On the left hand bend, take the right-hand turn, signposted Lamellion. Continue along this road for approximately ½ a mile and the property will be located on the right hand side, identified with a Stags For Sale board.



These particulars are a guide only and should not be relied upon for any purpose.



Kensey House, 18 Western Road, Launceston, PL15 7AS

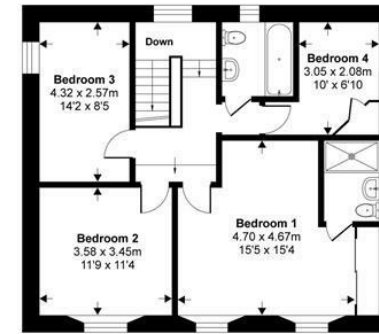
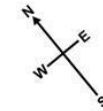
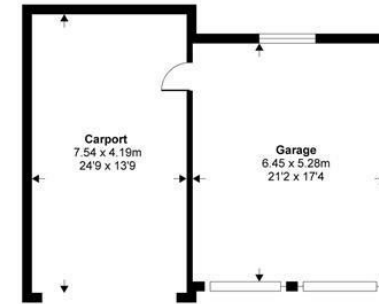
launceston@stags.co.uk

01566 774999

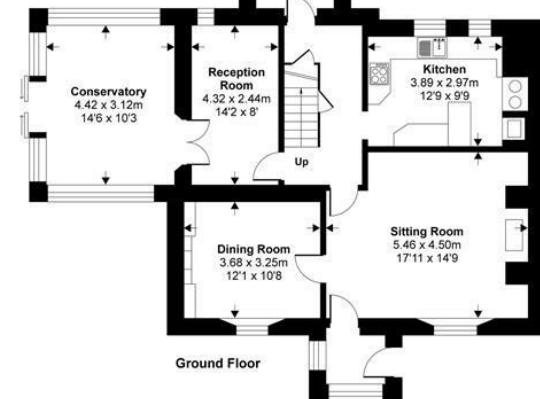


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
	19	
England & Wales		
EU Directive 2002/91/EC		

Approximate Area = 1864 sq ft / 173 sq m
Garage = 367 sq ft / 34 sq m (excludes carport)
Total = 2231 sq ft / 207 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Stags. REF: 696511.



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