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Trago Farm





Liskeard 5 miles - Looe 11 miles -  
Plymouth 24 miles

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## A substantial Grade II listed farmhouse set within over 2 acres

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- Wealth of Character Features
- 3 Reception Rooms
- Kitchen
- 5 Bedrooms
- Study
- Laundry Room
- Parking & Outbuildings
- Approximately 2.45 Acres in Total

Guide Price £495,000



### SITUATION

Situated on the edge of the small village of East Taphouse with a garage/general store catering for day to day needs. A more comprehensive range of amenities can be found at Liskeard some 5 miles distance with shops, supermarkets, doctors, dentists and veterinary surgeries, places of worship and leisure centre.

In addition there is a mainline railway station serving London Paddington (via Plymouth) and at Liskeard there is access to the vital A38 trunk road which links the town of Bodmin and the City Port of Plymouth. At Plymouth there is a superb range of amenities including department stores, marina, ferry crossing serving Northern France and Spain and airport.

### DESCRIPTION

A 5 bedroom detached Grade II listed farmhouse boasting a wealth of character features. The property has been owned by the current family for c.200 years and does require some modernisation.

### ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises: a front door which opens into an entrance hall with stairs rising to the first floor and doors to two of the reception rooms, the sitting room and drawing room. The hall leads passed a study and second staircase into the dining room featuring an impressive fireplace with clome ovens and a granite surround. A door leads to the rear lobby with access to the kitchen, bathroom and a door to the rear.

The kitchen has a range of wall mounted cupboards, base units and drawers with space for appliances, a cooker and an inset sink. The ground floor accommodation also has a laundry room with further space for appliances and a door leading outside.

The first floor is accessed via either of the two staircases and offers a family bathroom, 4 double bedrooms and a further single bedroom.

### OUTSIDE

The property is approached by a private drive leading to an area of parking for several vehicles and an open fronted GARAGE. A track continues passed the neighbouring property to an OUTBUILDING and from here leads on to a further OPEN FRONTED OUTBUILDING.

The garden and grounds to the rear are predominantly laid to lawn and host an array of shrubs, plants and trees. An OUTBUILDING within the garden provides storage but does require work. The grounds extend in total to approximately 2.45 acres.

### SERVICES

Mains electricity. Private water (borehole). Private drainage. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### AGENTS NOTE

Please note that the photographs were taken in 2019.

### VIEWING

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

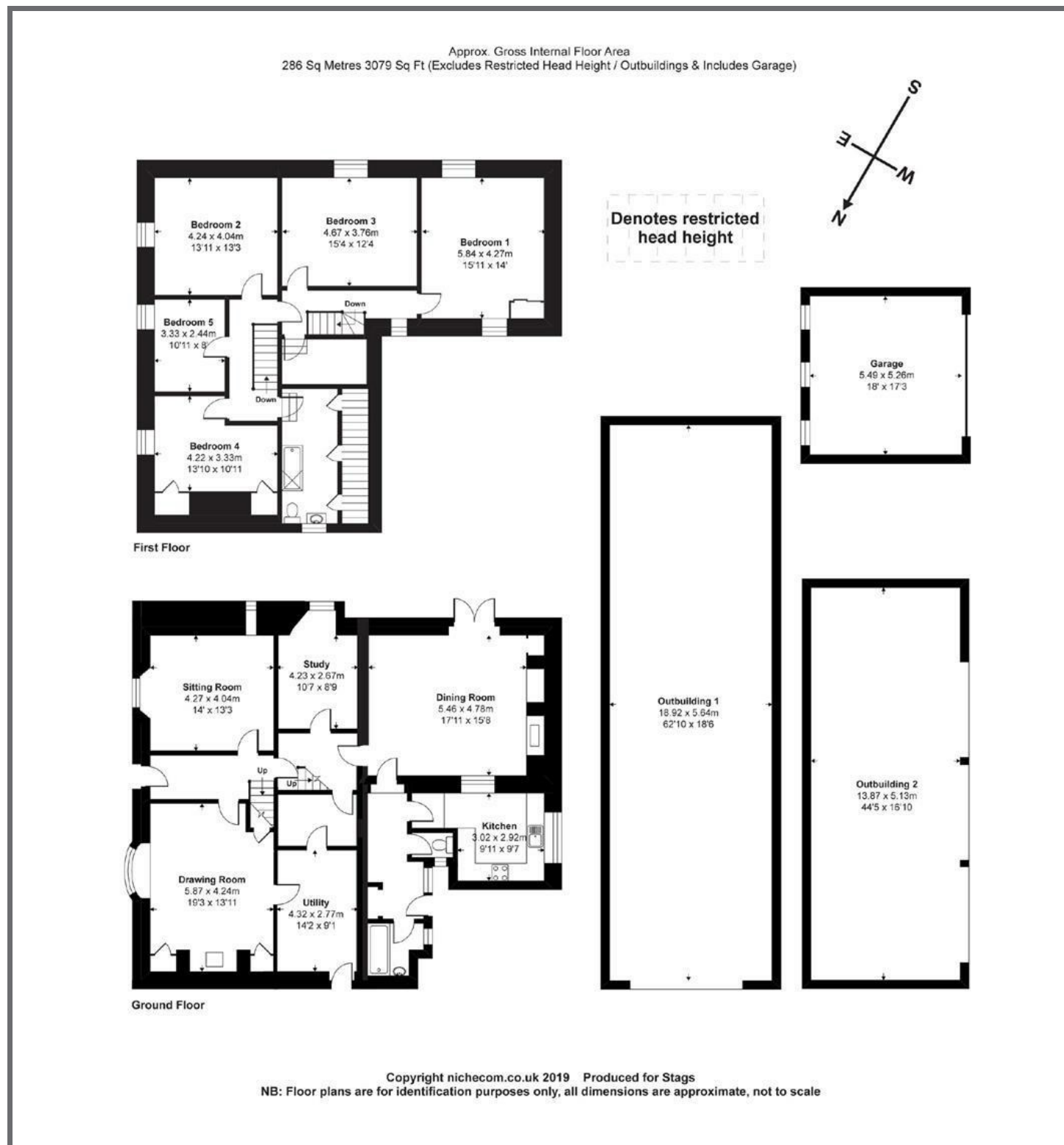
### DIRECTIONS

From Liskeard, take the A38 towards Bodmin and at Dobwalls roundabout, take the second exit onto the A390 to St Austell and follow this road for approximately 1.7 miles. As you enter East Taphouse, you will see a turning on your left hand side sign posted St Pinnock/Herodsfoot, just after this junction, the lane leading to the property is on your right hand side just after the white house known as Pendeen. Proceed along this private drive to the end where Trago Farm will be found on your left.









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

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Energy Efficiency Rating	
Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
81	45
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>	