



North Bosent Farm
Liskeard, Cornwall PL14 4LX

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North Bosent is an imposing property located in the peaceful, Cornish countryside yet is only 7 miles from the coastline. Boasting a wealth of period features throughout this Farmhouse is a hidden gem, with 17 acres of pasture land and various outbuildings, the property has an abundance of potential subject to relevant planning permissions.

SITUATION/LOCATION:

Set in a rural, peaceful location overlooking the wooded valley the property is surrounded by farmland with no public footpaths or rights of way, yet enjoys easy access to the coast. The popular fishing port of Looe is 7 miles distant where a number of traditional amenities and fine dining

restaurants on offer. The market town of Liskeard is 3 miles distant, here there are a range of supermarkets and also the mainline railway station which has direct trains to London Paddington.

DETAILED ACCOMMODATION:

Partially glazed front door opens into...

Porch

Tiled flooring, glazing to three aspects, partially glazed inner front door with granite doorstep and lintel into...

Entrance Hall

Feature mosaic tiled flooring, doors leading to further accommodation.

Drawing Room 17' x 15'9" (5.18m x 4.8m)

Feature granite fireplace with slate hearth housing woodburning stove, recessed cupboards on either side, large sash windows, picture rail.

Living Room 13' x 12'9" (3.96m x 3.89m)

Tiled fireplace with recessed cupboards, large sash windows.

Rear Hall

Slate floor, doors to further accommodation and staircase to first floor.

Study 14'1" x 5'3" (4.3m x 1.6m)

Sash windows.

Pantry 13' x 6' (3.96m x 1.83m)

Sash windows.

Dairy 13' x 12' (3.96m x 3.66m)

Slate flooring and slate shelving around all four sides of the room, central slate topped table, sash window to side aspect.

Dining Room 14'3" x 13'6" (4.34m x 4.11m)

Granite fireplace, recessed shelving, door to rear staircase and understairs cupboard, sash windows, doorway leading through to...

Kitchen 13'9" x 10'3" (4.2m x 3.12m)

Range of base units, large Range cooker, floor mounted boiler, hatch access to the original bread oven, slate flooring, stainless steel sink with mixer tap, door leading out to rear courtyard.

Downstairs Shower Room

WC, wash hand basin, large corner shower unit.

From the rear hall stairs rise to the...

First Floor Landing

Doors leading to bedrooms and bathroom.

Master Bedroom 17' x 14'3" (5.18m x 4.34m)

Feature fireplace, picture rail, large sash windows enjoying views across the property.

Bedroom Two 10' x 8'3" (3.05m x 2.51m)

Large sash windows to front aspect. This room could make an ideal addition to the master bedroom, creating an en suite bathroom.

Bedroom Three 13'6" x 13' (4.11m x 3.96m)

Large sash windows with views across the farmland.

Bedroom Four 13' x 9'6" (3.96m x 2.9m)

Large sash windows looking out onto side aspect.

Box Room 9'2" x 4'3" (2.8m x 1.3m)

Sash window to side aspect. A great storage room, but again offering potential for an en suite bathroom.

Bedroom Five 12'9" x 9'6" (3.89m x 2.9m)

Large sash windows to side aspect.

Family Bathroom 14'3" x 13'6" (4.34m x 4.11m)

Large corner jacuzzi bath, WC, pedestal wash hand basin, tile effect flooring, sash window to rear aspect, built-in storage cupboard.



Loft

This extensive space, accessed by a trap door runs the full width and length of the main house, with a window at one end. Ideal for a conversion, subject to the necessary consents, or for storage.

Gardens

Surrounding the house the grounds contain a number of specimen trees and shrubs, to include Camelia's and Holly to name a few. At the rear of the main house the gardens are chiefly laid to lawn, bordered by mature shrubs and trees. Adjoining the property there is also a walled courtyard with drained tiled floor.

Outbuildings

All of these, except the modern timber barn, are stone built with a slate roof. Currently just used for storage. Many of them offer lovely features such as brick lintels over the windows and door arches and some have cobbled floors. With renovation and subject to the relevant planning, these outbuildings are ripe for conversion and open out onto the open fields with their own areas of garden and grounds. Dimensions of the outbuildings are available upon request.

Land

Immediately surrounding the house are fine pasture fields, level and well drained with their own water supply. The land included within the sale extends to 17.172 acres.

Additional Land

Across the lane from the property there is an additional lot of land available by separate negotiation, this extends to 17.427 acres.

Directions

From Liskeard take the A38 to Dobwalls. Upon entering Dobwalls, at the crossroads/roundabout turn left passing the Shop on the left. Continue along this road and cross over the railway bridge. Continue for approximately 1 mile until reaching a crossroads which has a stone cross on the left hand side, turn right and continue along the lane and the entrance to North Bosent can be found on the right hand side.

Energy Efficiency Rating F





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Bradleys, Fore Street, East Looe, Cornwall PL13 1AD

Tel: 01503 264 888

www.bradleys-estate-agents.co.uk

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