



## Ninestones Farmhouse

Liskeard, Cornwall, PL14 6SD

Guide Price £950,000

EPC: F, C and C Council Tax: D and B Tenure: Freehold Bedrooms: 7 Reception Rooms: 3 Bathrooms: 5

FINE & COUNTRY



# KEY FEATURES

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- Imposing moorland farmhouse.
- Outstanding far reaching views.
- Two potential income streams with rental annexe and holiday barn.
- 6.4 acres of gardens and grounds.
- Great equestrian potential with direct outriding on to the moor.
- Large double garage/workshop with office and store.
- Stable block and further outbuildings.
- Flexible accommodation of up to seven bedrooms in all.
- Ideal for multi-generational living.
- Superb fully furnished one bedroom holiday let barn.
- Wealth of character features throughout.
- Huge amounts of parking, with plenty of space for larger vehicles.
- Easy access to main A30 trunk road, offering good links to the towns of Launceston and Bodmin.

# SELLER INSIGHT

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“ Ninestones Farmhouse has the most amazing views of the valley and visitors always comment on how they could never grow bored of looking at them. It is incredibly quiet and when we first moved here I couldn't believe that you couldn't even hear a road in the distance.

The property is airy and spacious and we have found it really practical and versatile as members of the family have come and gone. It encompasses all the desirable elements of an old cottage whilst also providing space and the freedom to do all kinds of things.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP INSIDE

## Ninestones Farmhouse

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Ninestones Farmhouse dates back many hundreds of years and was named after the well-known and nearby 'nine stones' on East Moor which forms part of Bodmin Moor, about four miles from the A30 trunk road which leads to the major towns of Bodmin and Launceston.

The property has highly flexible accommodation offering in all seven bedrooms, five bath/shower rooms, separate office and plenty of reception space.

The residence is currently arranged as our clients home with a separate three bedroom letting property (which is managed by our lettings department). The linking doors are still in situ so it could easily be returned back to one large family home or for multi-generational living, as it has been in the past.



One of the main selling points is the fact it is able to derive two incomes. The separate letting property is currently (as of May 2024) bringing in £950pcm and Skyber Barn, the beautiful holiday let barn, brings an income in of around £10,000 per annum via Airbnb. The holiday let was superbly converted by our clients. Ninestones Farmhouse is being sold with the benefit of an array of PV panels which feed into a battery - keeping running costs to a minimum. There is an improved private drainage system which has been installed, to cope with the modern demands of the property and business.

The accommodation, which is attached at one side, lies behind the attractive exterior which is stone and part slate hung.





Previously housing two generations of the same family the accommodation has plenty of character throughout including granite features, fireplaces and slate flagstones.

It is clear to see how the layout was perfect for multi-generational living as there are two entrance porches, two internal staircases, two lovely kitchens and plenty of reception space.

The spacious main kitchen/living room features exposed stone work, slate flagstones and a wood burning stove with the kitchen having been modernised to a high standard with built in appliances, quality work surfaces and a sociable central island. Many years ago an extension to this room was added and is now used as a light and airy office/study, which enjoys the best of the views over the valley.

The snug, tucked away at the rear, is accessed via the lovely dining room, with both reception rooms being spacious. Completing the main home, on the ground floor, is a highly practical utility room and cloakroom/WC.

On the first floor, there are four good sized double bedrooms, with the master suite featuring a dressing room with built in furniture and a large pristine, modern en-suite with a double shower cubicle and roll top style freestanding bath. There is a further modern shower room/WC complementing the other bedrooms.

The part of the property which is currently rented is laid out with a porch, spacious sitting room with stunning fireplace, a modern and stylish kitchen with built in appliances to include an electric oven, hob, fridge and dishwasher with a split staircase leading to the main, large double bedroom with generous en-suite and two other bedrooms both with smaller en-suite facilities.

The property has two oil fired boilers which serve each part of the house, and two separate consumer units for electricity.

Our client has converted one of the many outbuildings into a superb one bedroom holiday let barn. This is very stylish in its design, and finished to a high specification, with an open plan kitchen/living room with built-in appliances to include a fridge, electric oven and gas hob, a great shower room/WC and a lovely double bedroom. The barn has its own enclosed deck area to enjoy the sunshine and those far reaching views over the valley, to the moorland beyond. This has LP gas fired central heating and affords another income stream to whoever lives at Ninestones.







# STEP OUTSIDE

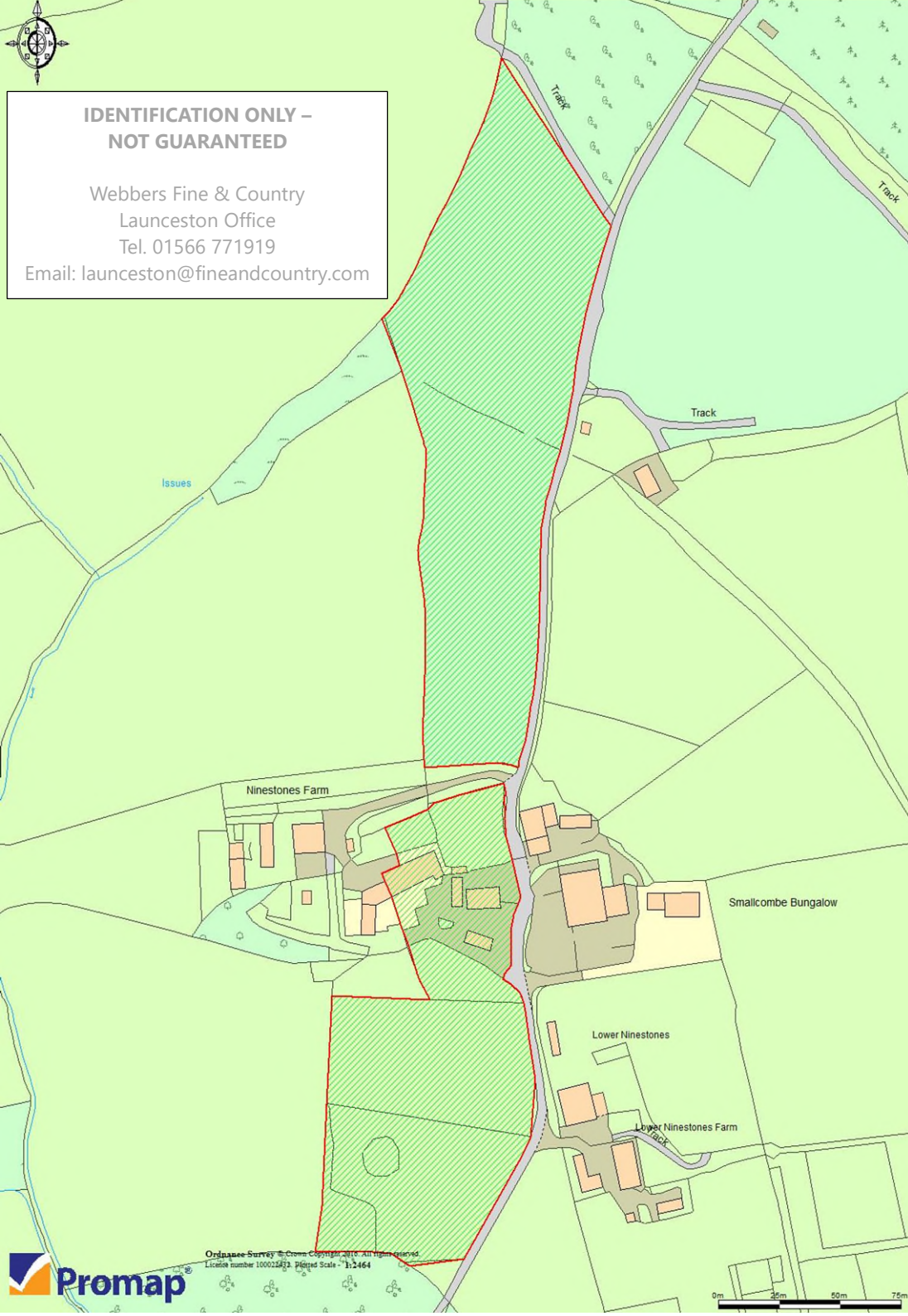
## Ninestones Farmhouse

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Ninestones Farmhouse is approached from the public highway via a private road which gives access to the nearby beautiful woodland. The surrounding area and landscape is a rich haven for wildlife. Double five bar gates open into the private gravelled driveway which has ample parking and turning for many vehicles. The front gardens are mainly laid to lawn, with great views to the south and west. A further elevated area of garden extends to the rear and, to the side, there are two poly tunnels, with this area being ideal for a kitchen garden.

In addition to the main drive a concrete hard standing area has space for agricultural vehicles. A stone pony shed has two loose boxes and is currently used for storage. The stable block has two loose boxes (which could be converted into four boxes as there are four stable doors.) with power and light. A large industrial size double garage/workshop is a major feature of the property and has a roller door, a further store room and office and would present the ideal environment for a buyer to enjoy many hobbies such as collecting and maintaining vehicles, carpentry or small scale engineering.

The grounds in total extend to around 6.4 acres. There are two main enclosures, with separate turnout paddocks close to the property with the pasture suitable for grazing stock. The lower field which is immediately behind the front garden is also well enclosed and has a field shelter. Because of the nature of the location, Ninestones Farmhouse has excellent riding out onto Bodmin Moor and therefore is likely to appeal to the equestrian enthusiast. A viewing of this home is highly recommended.



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## LOCATION

Despite the unique and beautifully scenic location, within a few miles is the main A30 trunk road, along with many places of interest including the magical Golitha Falls and the recreational facilities on offer at Siblyback Lake and Colliford reservoir. Some of the highest peaks in Cornwall are nearby and will no doubt be of interest to those into hiking and hacking out on to the moor.

The A30 dual carriageway has excellent links to both Launceston and Bodmin and wider south west. Both towns benefit from a range of educational, recreational, commercial and leisure facilities. Bodmin Parkway main line railway station is situated approximately 13 miles from the property. For further communications the Cathedral City of Exeter is approximately 56 miles distant and has a more extensive range of shopping and leisure facilities, as well as access to the M5 motorway, mainland rail network to London (Paddington) and further north. Exeter is served by an excellent regional international airport. The continental ferry port and city of Plymouth is approximately 28 miles from the property and again offers extensive facilities as well as regular cross channel ferry services to France and Spain.

## DIRECTIONS

From Launceston Town Centre proceed towards Bodmin on the A30 dual carriageway. Continue for approximately 12 miles passing the Esso Garage at Plusha and the Altarnun/Trewint and Five Lanes turning. Continue until you enter Bodmin Moor and take the first left hand turning signposted towards St Cleer, Golitha Falls and Siblyback Lake.

Continue along this road and through the Draynes Valley keeping the river Fowey on your left hand side. Turn left up the private lane (by the two bridges where you will see our Fine and Country For Sale Board) proceed over the first bridge and up the hill where after 1/4 mile Ninestones Farmhouse will be found on the left hand side marked by the name plaque.

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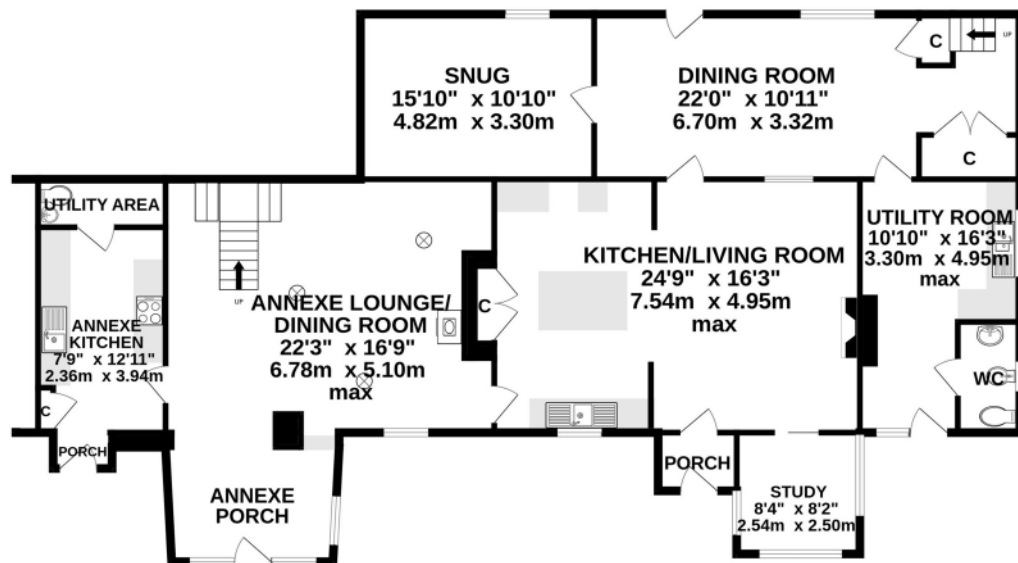




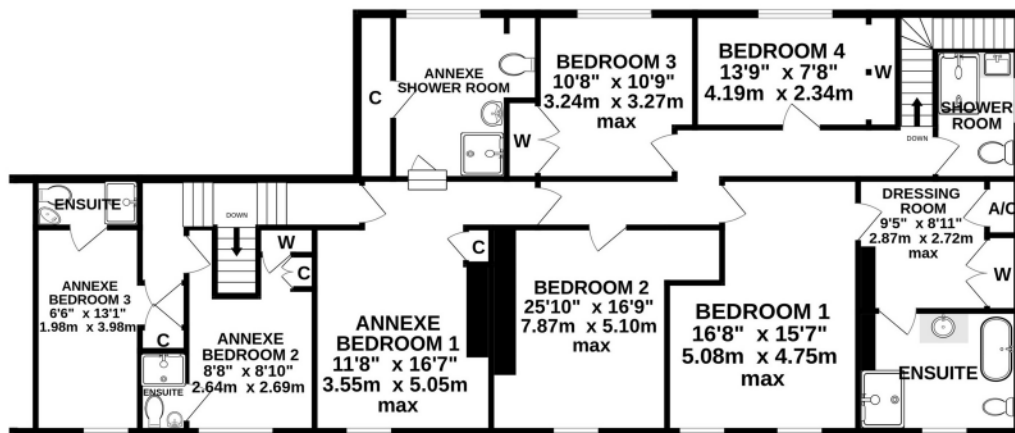








Ground Floor



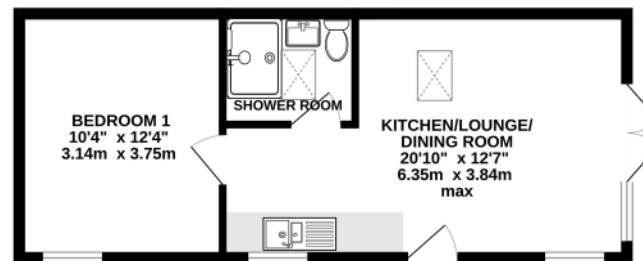
First Floor

Floor plans are for identification purposes only and are not to scale.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



Skyber Barn

Stable Block (2 loose boxes)

18' x 12' approx each (5.49m x 3.66m approx each)

Large Block Outbuilding

42' x 28' approx (12.8m x 8.53m approx)

### Utilities and Services:

Mains electricity. Private water and drainage.

Ninestones Farmhouse - D: Cornwall Council.

Barn End - B: Cornwall Council.

Skyber Barn - Rateable value of £1350.00

### Agents Note:

We understand that there is a historical right of way at the front of the property for a neighbour, it has not been used for many years as it is blocked and they now have their own access.

### Broadband and Mobile Phone:

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk/>



John Tape

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