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FINE & COUNTRY
Homes from Webbers

Cargibbitt Farm
Caradon Town | Liskeard | Cornwall
GUIDE £1,500,000

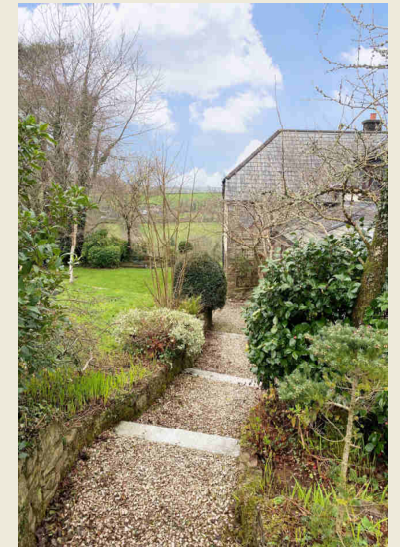
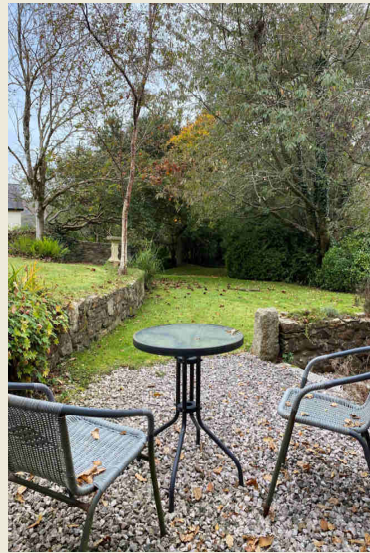
Cargibbitt Farm, Caradon Town, Liskeard, Cornwall, PL14 5AR

A superb smallholding in an idyllic setting comprising of a large and flexible four bedroom barn conversion with a further building with kitchen, accommodation, indoor swimming pool and large patio with beautiful views. There are extensive outbuildings and equestrian facilities, attractive gardens and over 22 acres of grounds all with far reaching views.

- Detached four bedroom barn conversion.
- Well-appointed, highly flexible character accommodation.
- Located in a private setting with stunning far reaching views.
- Delightful landscaped and attractive gardens.
- Substantial modern leisure suite with heated indoor swimming pool.
- A range of extensive equestrian facilities including indoor arena and stabling.
- Several well fenced pasture paddocks amounting in total to some 22 acres.
- Many modern comforts including fibre broadband to the premises.
- Good access to riding out on Bodmin Moor and village facilities.
- A 15 minute drive from main line rail connections.

Cargibbitt Farm lies in an idyllic tucked away but not isolated location close to Bodmin Moor. There are outstanding views afforded from all parts of the property with the main house and garden being beautifully sheltered. Originally a barn, the building was converted and extended we understand in the 1970's with careful attention to detail ensuring that a wealth of character was preserved. Today, the home which is a superb example of a country residence has highly flexible accommodation of at least four bedrooms. One of the main aspects of the property is the detached modern leisure suite that was added some ten years ago and houses a large indoor swimming pool with changing space and showers. Further rooms include a kitchen and bedroom which can accommodate extended family when needed. For equestrian enthusiasts, there is an extensive range of facilities including a small indoor area, comprehensive stable block, feed stores and field shelter. The land comprises of some 22 acres and is divided into four main paddocks which are gently sloping and well fenced. The property is located in a peaceful rural situation but is close to village facilities in Pensilva and Upton Cross and easy access to the rugged terrain of Bodmin Moor. For those requiring access further afield within just 15 minutes is a main line railway station at Liskeard.







ACCOMODATION

The main house is split level and comprises of highly flexible accommodation including a modern triple aspect kitchen/dining room which is well fitted and has a range of integrated appliances including a double oven, induction hob, extractor fan, microwave, refrigerator and dishwasher. There are a range of matching cream fronted units, solid oak work surfaces and glass display cabinets. The room has modern recessed down lighting and flagged floor. There is plenty of room for a dining table. An adjacent utility room houses white goods and provides further storage and work surfaces. The main lounge has an impressive granite fireplace with wood burning stove. The adjacent garden room offers escapism and a place to relax and has direct access to the beautiful garden. Completing the reception space is a spacious light and airy drawing room which is dual aspect and has a feature traditional supporting granite pillar and matching granite fireplace with a further wood burning stove and display plinths at either side. Also on the ground floor is a large home office which could be used as a fifth bedroom if so required. The property benefits from fibre broadband direct to the premises.

On the first floor are four bedrooms. The dual aspect master bedroom has a fully tiled ensuite shower room/WC with an electric shower. There is also a walk in wardrobe with a safe. The remaining bedrooms share use of the fully tiled bathroom/WC which has a shower over the 'P' shaped bath. The views from all sides are breath-taking. The property is warmed by oil fired central heating, is UPVC double glazed and neutrally decorated throughout.

In 2008 our clients received planning consent to demolish the pre-existing agricultural buildings in the yard and extend their residential curtilage in the form of a new building to house a large indoor swimming

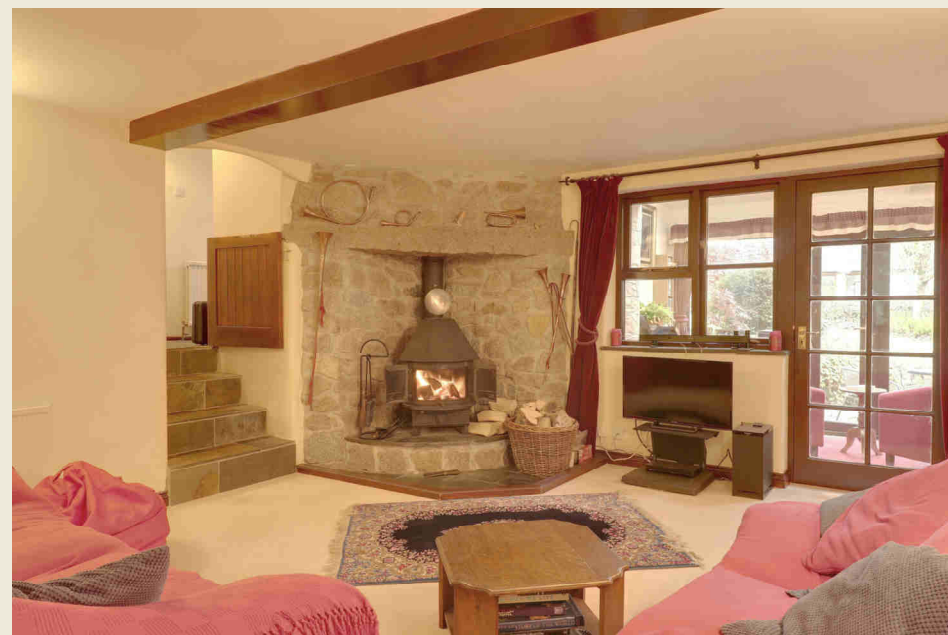
pool with additional facilities. This is a significant benefit of the home and is used on a regular basis. The building functions to accommodate family as there is a kitchen, living space, showers and WC. The swimming pool is heated with all of the necessary filtration equipment accessible in the plant room. The large patio and seating area stands in a splendid position.

OUTBUILDINGS

The triple garage has double opening doors, power and light and is adjacent to the wood store. The American barn style stable block comprises of four large enclosed loose boxes, three of which have "Fieldguard" rubber matting. Two of the boxes have doors on either side. The block has power, water and light connected. The indoor arena could have a variety of uses. It has a sand and chipped rubber surface which is excellent for riding. There is a gated feed store, loose box and double bay tractor store within the large building. The feed store has both double and a jockey door providing easy access. At the side of the building, a level concreted area has been used for a muckheap but could accommodate a horse walker if desired. A large field shelter of 12 x 18 foot (3.66m x 5.49m) has recently been erected in the closest paddock.

LAND

The grounds surround the property in the main on the westerly side and the pasture is laid into four main natural enclosures and is fenced into smaller grazing paddocks. There is road access at the top and a 65'7" x 131'3" (20m x 40m) fenced area where there is a great vantage point for the best of the stunning far reaching views.



GARDENS

Cargibbitt Farm is accessed from an adopted road down a private drive which leads to the gravelled driveway with ample parking and turning space. The gardens have been professionally landscaped and are terraced, private and well enclosed with again a focus on the outstanding views. There are many lawned areas and natural flower beds, rockeries, feature steps and many specimen trees. Recently our clients have added a pond which attracts much wildlife. The shrubs, bushes and perennials offer a blaze of colour during the growing season. Many outside seating areas are inviting places to sit and enjoy an evening drink or meal when the warmer weather allows. For those green fingered gardeners there is plenty of space for a vegetable garden, a greenhouse is in situ and some apple and cherry trees bear fruit.

The following is a quotation from the home owner:

"It is hard to describe the joy that Cargibbitt Farm has brought to us. From the moment we first saw it, it has been an utter delight.

To have 5 star equine facilities, a dream kitchen, a pool, and the best party house EVER has brought both us, and our families some of the best times in our lives. Top speed broadband and an easy journey to London makes Cargibbitt Farm very practical, as well as a stunningly beautiful place to live."

LOCATION

The nearby village of Pensilva is well served with a range of facilities to include a Primary School, Church, Community Centre, Recreational Park and Doctor's Surgery. Upton Cross has a Public House, Parish Church, County Primary School and the Sterts Theatre. A first class cross country course is currently available for hire from the next door property.

The property is close to Bodmin Moor and Minions in the heart of Twelve Mens Moor close to Caradon Hill.

Further comprehensive shopping, commercial and recreational facilities are located in either Launceston (12 miles) or Liskeard which is approximately 5.1 miles and has a mainline railway station with multiple daily services to London (Paddington). There are a range of private schools St Josephs (Launceston) and Mount House and Kelly College (Tavistock).

Excellent transport links can be found in the cathedral city of Exeter by road, rail and air (Exeter International Airport) which is about 53 miles. The A30 dual carriageway can be reached in approximately 20 minutes. The continental ferryport and city of Plymouth is approximately 19.7 miles distant and has regular cross channel services to France and Spain.

DIRECTIONS

From Launceston Town Centre proceed along the A388 (Western Road) upon reaching Pennygillam Roundabout take the third exit signposted toward South Petherwin heading South on the B3254. Continue for approximately 6 miles passing through the village of South Petherwin and hamlets of Slipper Hill and Congdons Shop continuing straight ahead at the crossroads. Continue passing through Berrio Bridge and upon exiting Middlewood continue up the hill along the B3254 for a further couple of miles until reaching Darleyford. Continue through Upton Cross and proceed for another 1.5 miles until reaching the top of the hill just past Trelvalicks Farm Shop. Turn left signposted towards Pensilva and continue into the village. After passing the village stores, take the next left hand turning into School Road. Pass the medical centre and school on the right and continue along this road bearing around sharply to the right and continue heading down the hill for approximately 0.7 of a mile. The driveway to Cargibbitt will be found on the left hand side. If you head left where it splits then the property is found at the end.



SERVICES

Mains water and electricity. Private drainage. Fibre broadband to the premises.

COUNCIL TAX BAND

F: Cornwall Council.

TENURE

Freehold.

AGENTS NOTE

Some of the external photos were taken in the Autumn of 2020 before the wildlife pond was added.

OPENING TIMES:

Monday – Friday 9:15am – 5:30pm

Saturday 9:00am – 4:00pm

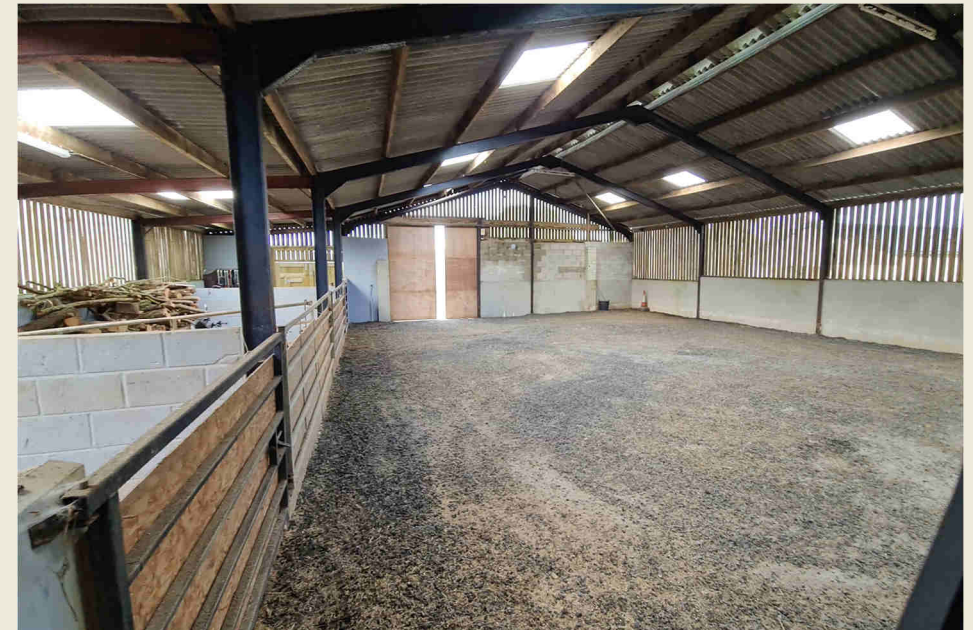
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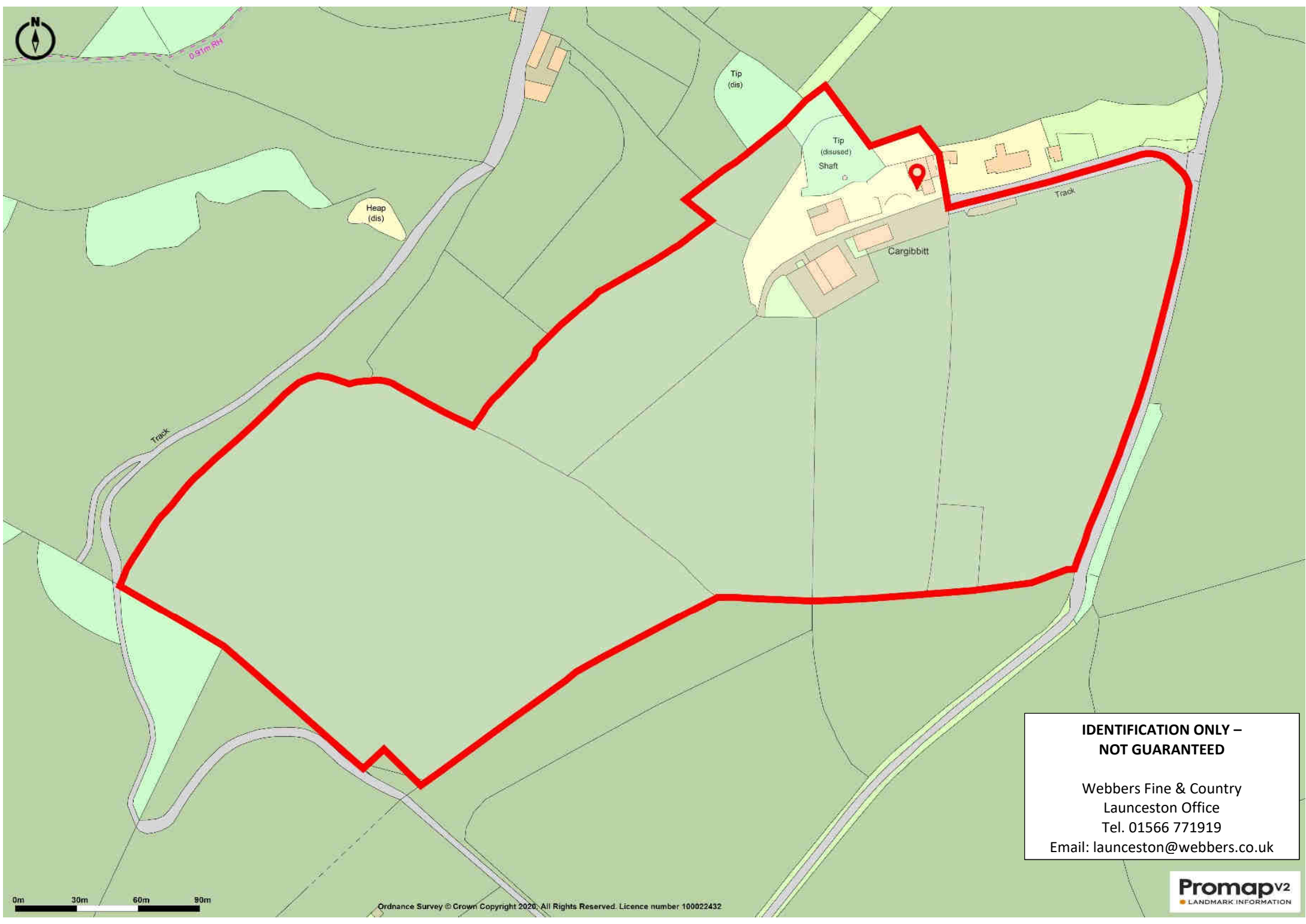


Energy Performance Certificate

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



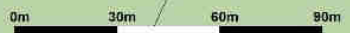


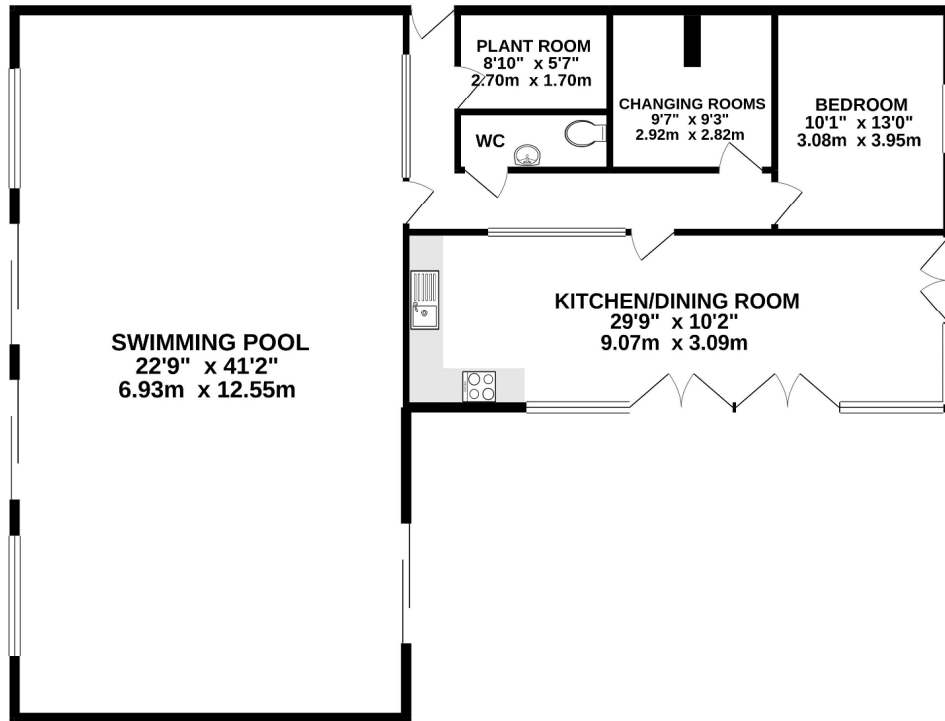


**IDENTIFICATION ONLY –
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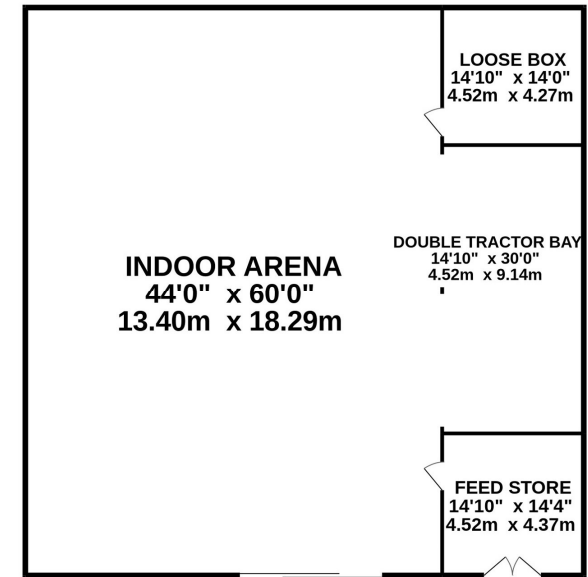
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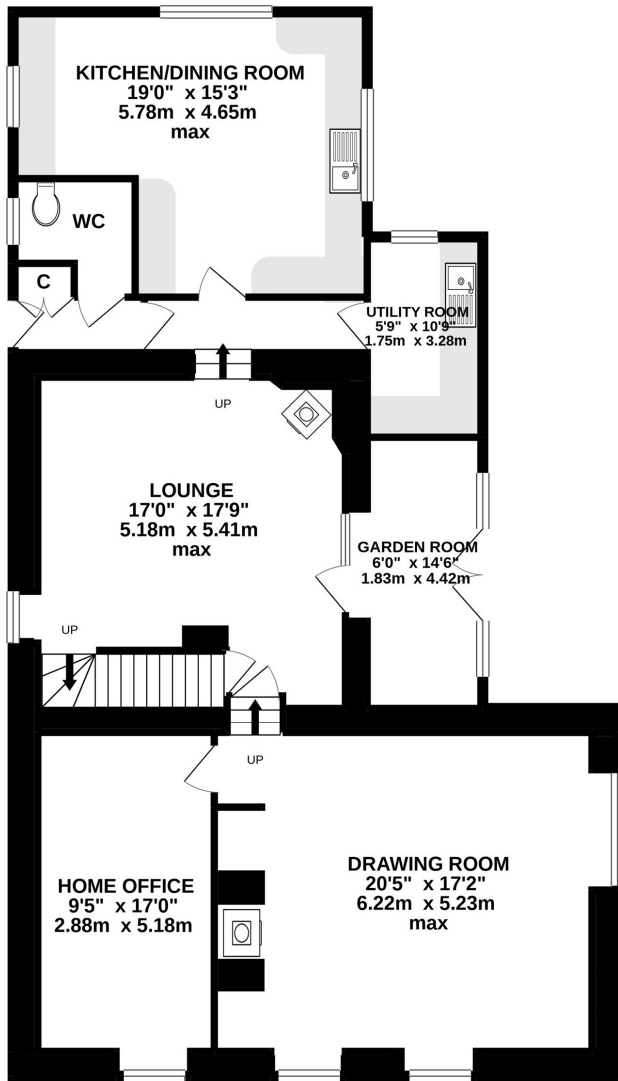


Leisure Suite

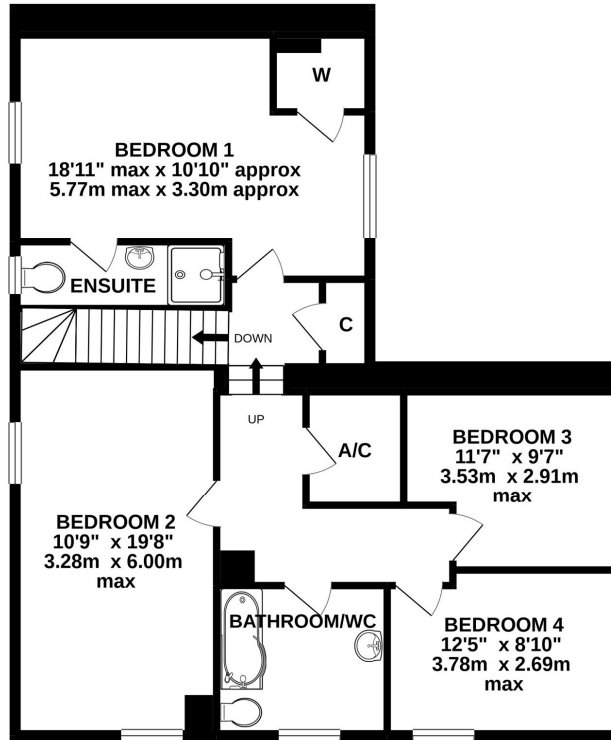


Indoor Arena

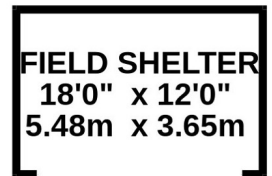
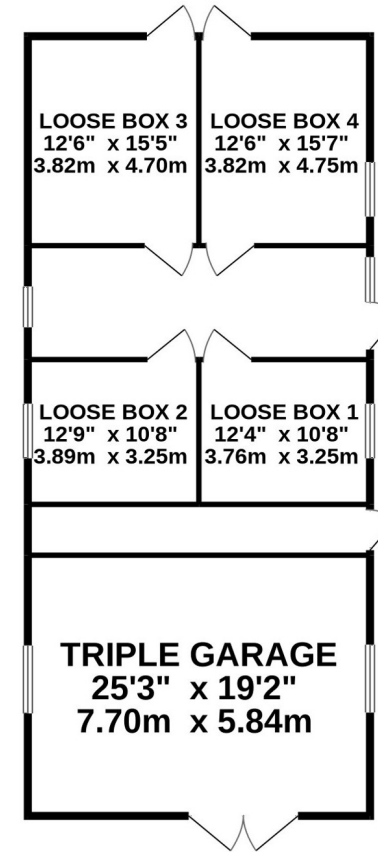




Ground Floor



First Floor

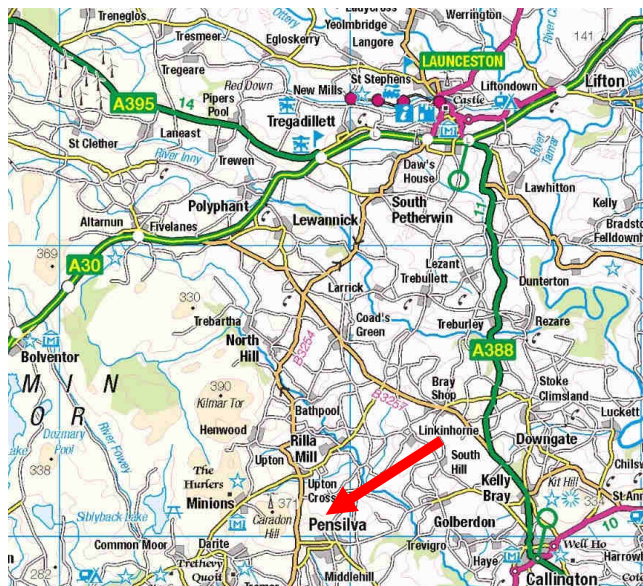


Floor plans are for identification purposes only and are not to scale.

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