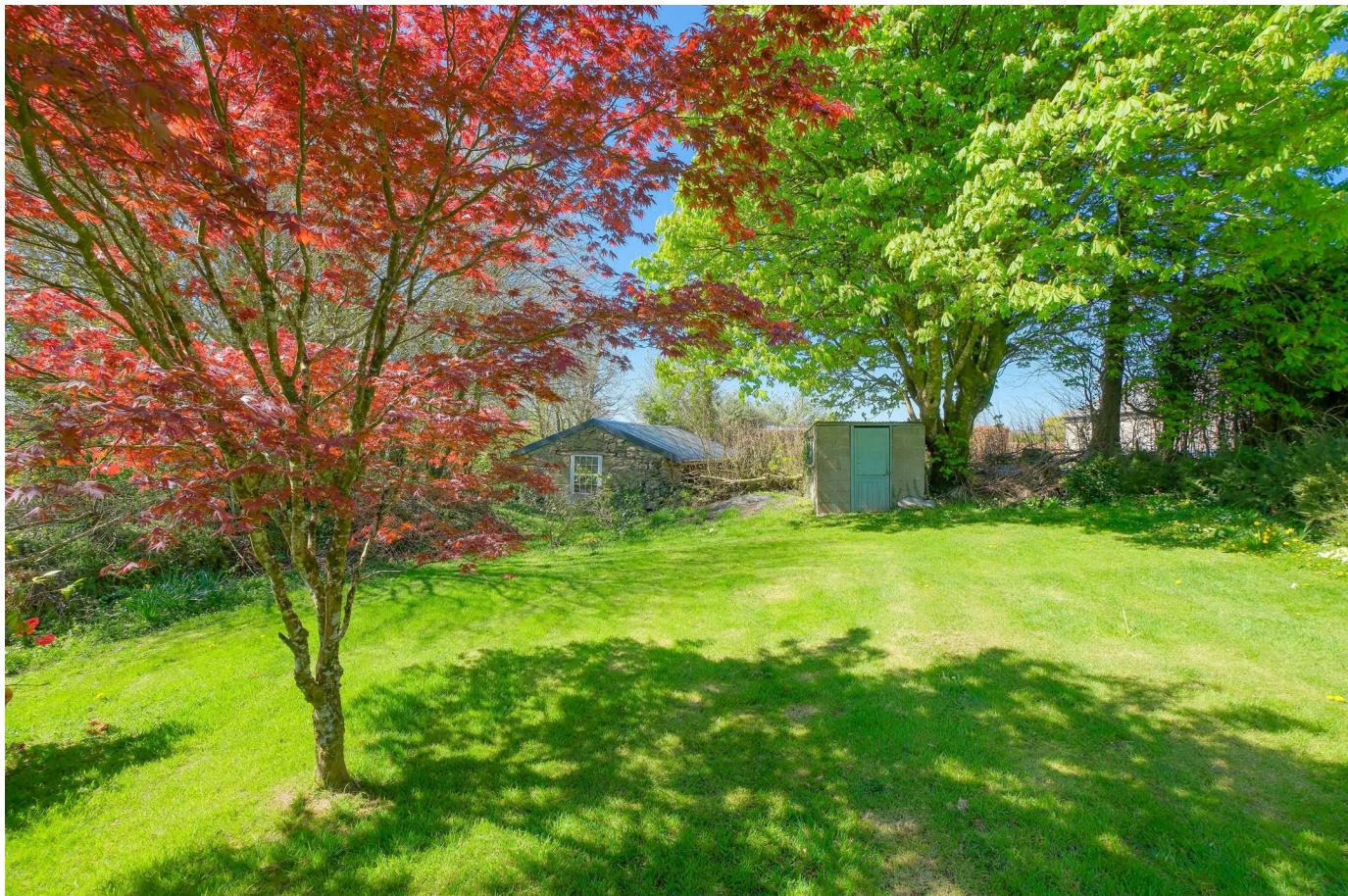


HIGHER FAWTON FARM (15 ACRES) ST. NEOT, LISKEARD, PL14 6PH

OFFERS OVER £800,000





A south facing detached farmhouse in need of some improvement benefitting from a range of outbuildings with potential and set within about 16 acres on the southern foothills of Bodmin Moor. About 2045 sq ft, 4 Reception Rooms, 4 Double Bedrooms, 2 Bath/Shower Rooms, Potential Annexe, 3 Bay Carport, Agricultural Barn 60' x 30', Garage/Workshop 33' x 16', Outbuilding 20' x 12', Beautiful Established Gardens, About 16 Acres of Grazing Pasture, Prized Rural Location, Excellent Outriding/Equestrian Opportunities. The property is also available just with 5.50 acres with a price of offers over £675,000.

ST NEOT 1 MILE, BODMIN 8 MILES, TRURO 31 MILES, FOWEY 17 MILES, PLYMOUTH 27 MILES, LOOE BEACH 14 MILES, POLZEATH 19 MILES, WADEBRIDGE 15 MILES

LOCATION

Higher Fawton Farm is situated within the delightful and historic moorland parish of St Neot and close to the multi-award winning village of the same name which has previously won Calor Village of The Decade.

In a sheltered setting on the southern foothills of Bodmin Moor within the Cornwall Area of Outstanding Natural Beauty and within the Bodmin Moor International Dark Sky Landscape Core Area providing the perfect environment for observing the night sky. There are an abundance of footpaths including the Two Valleys Walk and various bridleways providing many opportunities for equestrians and outdoor enthusiasts. The atmospheric Berry Down Hill Fort lies nearby and dates from the Neolithic period and there are many other ancient and historical features on the moor.

St Neot village is steeped in history and is renowned for its welcoming community spirit and beautiful medieval church with 15th Century stained glass windows. The primary school is rated "outstanding" by Ofsted. The sheltered village lies adjacent to the River Loveny (a tributary of the Fowey) and the wide expanse of Bodmin Moor and the beauty spot of Golitha Falls are all closeby. The nearby village of Cardinham also has a primary school (rated "good" by Ofsted).

The market town of Liskeard offers a wide range of facilities and the South Cornish coast at Looe provides access to good bathing and stunning coastal walks.

The waterside city of Plymouth is within a straightforward 28 miles commute and has a wide range of amenities centred around the harbour side areas of the Barbican and Hoe. The cathedral city of Truro lies about 34 miles and the famous surfing beaches of the North Cornish Coast are all within a straightforward drive.



DESCRIPTION

Higher Fawton Farm comprises a detached traditional farmhouse which is available on the open market for the first time in 28 years. The property is in a fine south facing position and will be found to be in need of some improvement. The farmhouse has handsome elevations and boasts various period/original features including exposed beams and granite stonework. The various outbuildings have potential for alternative uses including work from home space, and annexe etc (subject to any consents that may be required). Part of the house has been used as an annexe and presents opportunities for those seeking to accommodate a dependent relative or indeed as a residential or holiday let.

The accommodation extends to about 2045 sq ft and briefly comprises - GROUND FLOOR - Porch - 25' Open Plan Kitchen/Dining Room - Snug/Library - 17' Sitting Room - Further 14' Sitting Room - Laundry Room/Pantry - Shower Room - FIRST FLOOR - 4 Double Bedrooms - 2 Bath/Shower Rooms.

OUTSIDE

Private parking for many cars including space for horsebox, caravan and motorhome etc. The various outbuildings include - traditionally constructed 3 bay Open Fronted Carport (former wagon house) 31' x 12', Garage/Workshop 33' x 16', Agricultural Barn 60' x 30' with potential for further development (subject to obtaining any necessary consents).

The established gardens are a particular feature of the property, extending to about 0.50 acre with sweeping lawns and mature tree, shrub and flower beds, in addition there are natural areas with an abundance of observable flora and fauna.

The four paddocks extend to about 16 acres and are relatively level, providing excellent grazing for those with equestrian and/or smallholding interests. The land is conveniently accessed from the courtyard adjacent to the outbuildings and also has direct gated road access.

EPC RATING - E, COUNCIL TAX BAND - C AND A ***

SERVICES - Mains water and electricity. Private drainage. Oil fired AGA serves hot water. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

*** The south east wing of the house has previously been configured as an annexe hence the two council tax bands.

DIRECTIONS

Using Sat Nav - Postcode PL14 6PH

NOTE

The seller has advised that the property only recently experienced



flooding from surface/ground water in January 2026 following recent unprecedented heavy rainfall. The property is understood to benefit from historic land drainage to the rear; however purchasers are advised to rely on their own inspections and specialist reports regarding drainage performance, flooding risk and insurability.







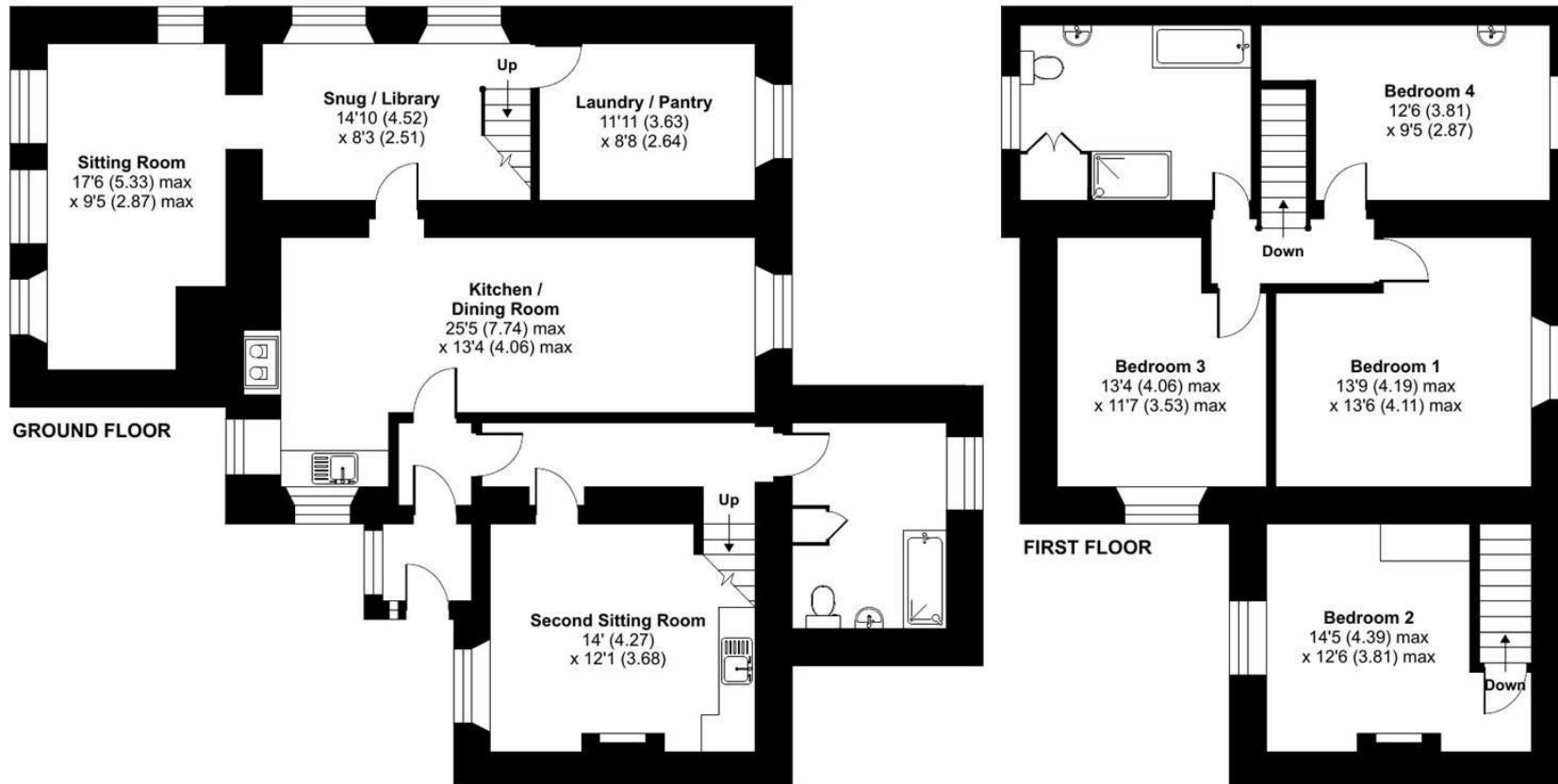
St. Neot, Liskeard, PL14

Approximate Area = 2045 sq ft / 190 sq m (excludes carport)

Outbuilding(s) = 2678 sq ft / 248.8 sq m

Total = 4723 sq ft / 438.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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These particulars should not be relied upon.