

An aerial photograph of Upham Farm in Cornwall, showing a large green field, a brown plowed field, and a small farm building. The farm is surrounded by lush green fields and trees. In the background, there are rolling hills and a small village. The sky is blue with some clouds.

D. R. Kivell  
COUNTRY PROPERTY

Upham Farm

St. Ive, Liskeard, Cornwall



# Upham Farm

St. Ive, Liskeard, Cornwall, PL14 3NG

Callington 3 miles

Liskeard 6 miles

Launceston 14 miles

Plymouth 17 miles

Truro 43 miles

 5+4 Bedrooms

 3+2 Reception Rooms

 3+3 Bathrooms

 EPC C75 / E42

 53 Acres

Well located 53 acre residential farm with a spacious, bespoke 5 bedroom barn conversion and a well-presented 4 bedroom farmhouse. Livestock and general purpose buildings. Attractive arable/grassland and areas of amenity woodland.

Upham Farm is quietly located a short distance from the rural village of St Ive and Callington is 3 miles east and Liskeard 6 miles west both offer day to day facilities with individual shops, supermarket, health, educational and recreational facilities. Launceston (A30) is 14 miles to the north and Plymouth (A38) is 17 miles to the south east.

Upham is a well located 53 acre livestock/arable and residential farm boasting a spacious, bespoke 5 bedroom barn conversion providing comfortable and flexible family living and well-presented 4 bedroom farmhouse together with a group of useful Livestock and general purpose buildings and workshop. Attractive arable, grassland and areas of amenity woodland.



### Damson Barn

Damson Barn is a 5 bedroom bespoke design barn conversion, internally finished to a high standard, benefiting from oil fired central heating, underfloor heating to the ground floor, radiators to the first, double glazed windows and doors. The accommodation briefly comprises: Entrance Hall; chestnut laminate flooring, steps to the lower ground floor and stairs to the first floor. Utility / Boot Room; tiled floor, base units under beech block effect worksurface, inset stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer. Cloakroom; tiled floor, wash basin and w/c. Study; chestnut laminate flooring, window to the side. Kitchen / Dining room; fitted wall and base units under quartz worksurfaces, Smeg electric range cooker with induction hob, extractor hood above, built in dishwasher, central island with cupboard and drawers under a quartz worksurface. Bi-fold powder coated double glazed doors open to the rear garden. Panty; fitted shelves Sitting Room; a dual aspect room, windows to the side and rear, enjoying views over the land and surrounding countryside, chestnut laminate flooring, woodburning stove on a polished black granite hearth.

On the lower ground floor; 2 double bedrooms; Family bathroom, wash basin, w/c, and 'p' shaped bath with shower enclosure. On the first floor; two double bedrooms. Bathroom; wash basin, w/c and 'p' shaped bath with shower enclosure. Master suite; a large dual aspect bedroom, windows and door to the rear opening onto a large balcony (to be completed) enjoying far reaching views over the land and surrounding countryside. Dressing Room; fitted wardrobes, further hanging space and drawers. En suite; vanity unit, with twin sinks, double ended bath, shower enclosure, heated towel rails and separate cloakroom with w/c and corner vanity unit and wash basin.



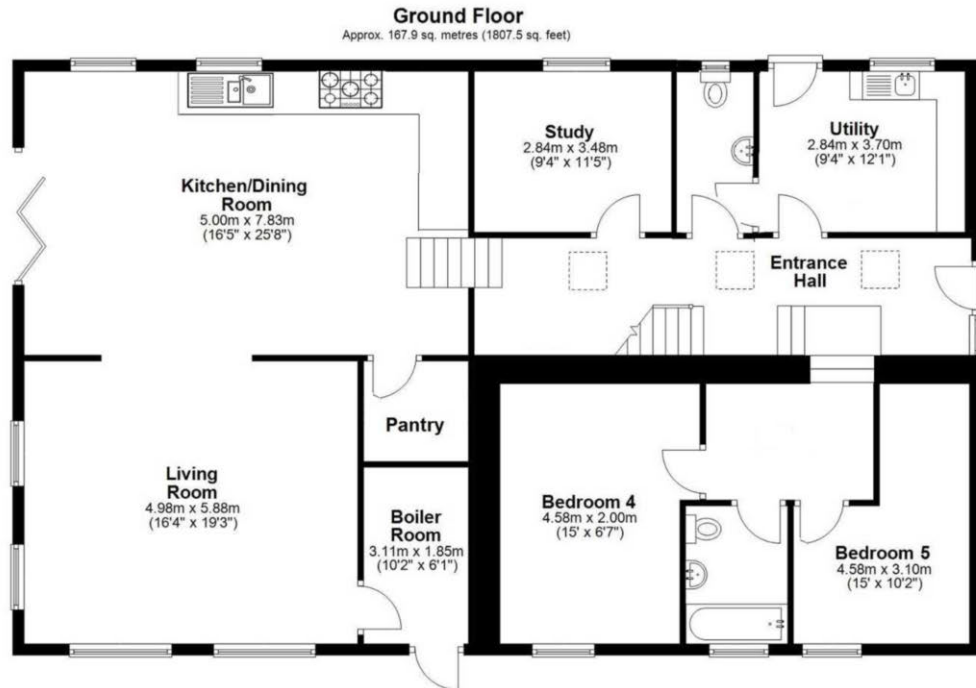
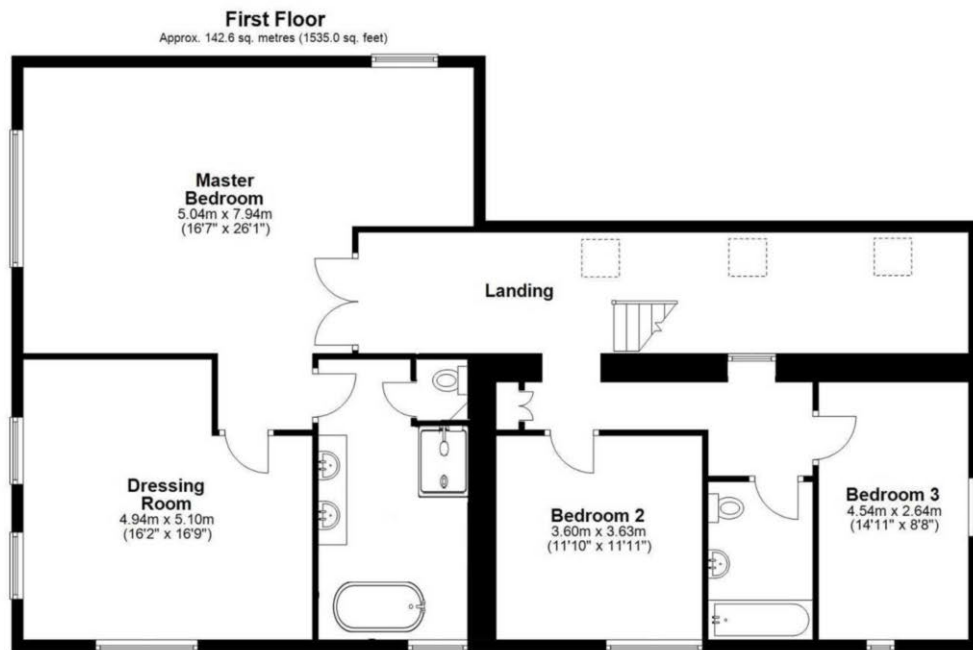
### Upham House

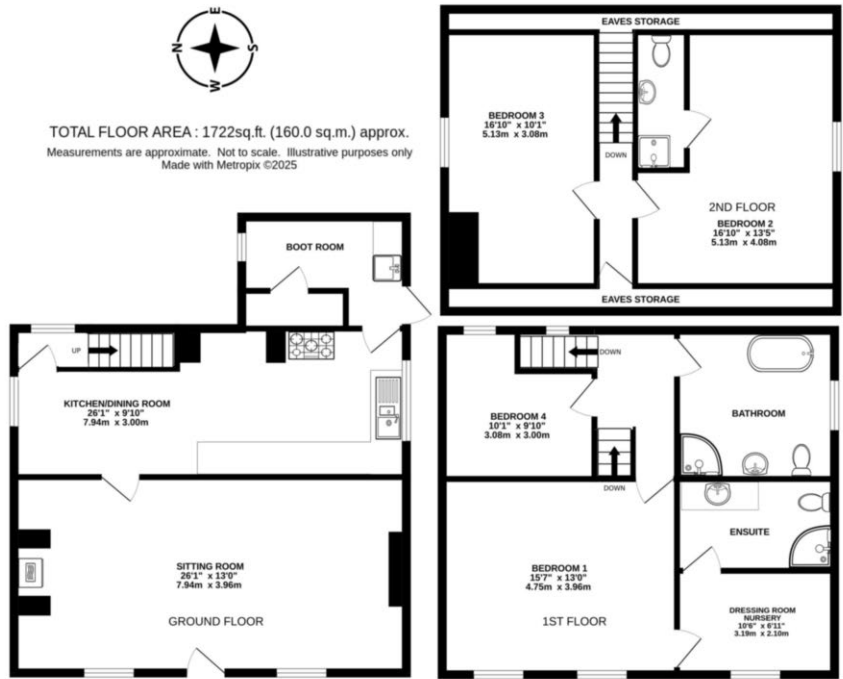
The well-presented and spacious accommodation benefits from uPVC double glazed windows and doors with LPG fired central heating and retains many of its character features with natural stone inglenook fireplaces, oak doors and beamed ceilings. The accommodation briefly comprises; Sitting room; inglenook fireplace, woodburning stove. Kitchen / Breakfast Room; wood effect tiled floor, fitted wall and base units under beech blocked effect roll top worksurfaces, 1½ bowl stainless steel sink and drainer, space for washing machine, Kenwood electric range cooker, with extractor hood above, inglenook fireplace with bread oven, beamed ceiling. Utility / Boot Room; Butler's sink, space and plumbing for washing machine, door to the rear. Cupboard housing the hot water cylinder, boiler and general storage.

On the First Floor; Landing with staircase to the second floor. Family Bathroom; double ended bath, shower enclosure, vanity unit with wash handbasin, w/c, heated towel rail. Bedroom with window to the rear and Master suit, with a generous double bedroom, dressing room / nursery window to front. En suite; shower, w/c, vanity unit, with wash hand basin.

On the second floor; A double bedroom, window to the side overlooking the garden and surrounding countryside. En suite; wash basin, w/c, heated towel rail, shower enclosure with full body jets.









## Outside

At the front of the house is a parking area, a path leads around to the rear of the garden and the lawned terrace and flowerbed borders interspersed with fruit trees and enclosed within wooden fencing and treelined Cornish bank hedging.

## The Land

The farm extends to approximately 53 acres in a ring fence. The interesting and attractive land is divided into 12 easily manageable enclosure being mainly down to grass with small areas of arable and amenity woodland.



## Buildings

Workshop Building: 15.24m x 13.72m (50' x 50')

General Purpose / Livestock Building: 7.35m x 6.20m (24'1" x 20'4")

Adjoining Workshop: 11.50m x 7.45m (37'8" x 24'5")

Adjoining General Purpose Store: 22.55m x 3.62m (73'11" x 11'10")

Opening to General Purpose Store / Workshop: 12m x 14m (39'4" x 45'11")

Adjoining Lean to: 4.78m x 3.98m (15'8" x 13'0")

Adjoining Workshop / Store: 11.85m x 6.90m (38'10" x 22'7")

Livestock Building: 14.75m x 18.15m (48'4" x 59'6")

Of steel frame portal construction.

Adjoining Fodder / Machinery: 14.75m x 6m (48'4" x 19'8")

General Purpose / Livestock Building: 18.25m x 7m (59'10" x 22'11")

Nissen Hut Storage Building: 8.45m x 3.01m (27'8" x 9'10")



130.9m

129.8m

11

Upham Farm

River

Ford

Blackley Wood

Hydraulic Ram

250 m

500 m

103.0m

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Services & Information  
 Water – mains  
 Drainage – Barn - Septic Tank House - Treatment Plant  
 Electricity – Mains  
 Heating – Damson Barn - Oil fired central heating and woodburning stove  
 Upham House – LPG fired central heating and woodburning stove  
 Broadband – 4G receiver  
 Mobile Availability - checker.ofcom.org.uk  
 Council Tax - House Currently Band C - Barn Band TBC  
 EPC – Upham Farmhouse E42 Damson Barn C75  
 Renewable – Photovoltaic solar panels on the roof of Damson  
 Construction – Upham House Stone / Damson Barn Stone and Block

Local Authority  
 Cornwall Council  
 Country Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234 100

Tenure  
 The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements  
 Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden as livestock are present.

Directions  
 From the A30 at Launceston take the exit and take the A388 to Callington. Proceed through Callington towards Saltash. At the roundabout join the A390 towards Liskeard, proceed to the next roundabout and take the 1st exit. Continue on this road, over the river bridge, proceed for approximately ¼ of a mile at the top of the hill turn left (before the large layby) then after a short distance turn left. Continue for approximately ¾ of a mile and the entrance lane to Upham Farm will be on the right.

What3words Location Finder  
 ///specifies.sometimes.walking

Agent's Notes  
 None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



DRK

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