



# Colvase House

Horningtops, Liskeard, Cornwall



## A fine period house with extensive outbuildings and c.18.5 acres, nestled in an exceptional woodland position with elevated views

A detached four-bedroom house set in a stunning woodland position in the River Seaton valley, within easy reach of the coastal town of Looe. The house features plenty of characterful features with original fireplaces, high ceilings and large sash windows allowing for a wealth of natural light and maximising the beautiful views across the surrounding valley.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGE, OUTBUILDINGS & STABLES**



**18.5 ACRES**



**FREEHOLD**



**RURAL**



**2,614 SQ FT**



**GUIDE PRICE  
£700,000**



### The property

Colvase house offers over 2,600 sq ft of light-filled accommodation configured over two floors. There are four comfortable ground-floor reception rooms, including the 24ft sitting room which features a limestone fireplace, fitted with a woodburning stove. Adjoining the sitting room via double doors, is a sunny conservatory that has a southwest-facing aspect with superb views across the garden and surrounding valley. There is also a welcoming family room in which to relax, with an attractive open fireplace, and a study providing ideal space for home working which could also be used as a formal dining room. Additionally, the ground floor has a spacious kitchen and breakfast room with modern fitted units to base and wall level, integrated appliances and space for a breakfast table. The adjoining utility room provides further space for home storage and appliances and has a useful cloakroom.

The first-floor landing leads to four well-presented double bedrooms, all of which benefit from elevated views across the stunning surrounding landscape. The generous 24ft principal bedroom benefits from a triple

aspect, welcoming plenty of natural light, as well as built-in wardrobes. Also on the first floor is a family bathroom with an over-bath shower, plus a further shower room.

### Outside

The property enjoys a sizeable plot of approximately 18.5 acres with the grounds including terraced lawns, rolling meadows and wooded areas carpeted by spring flowers. The southern boundary is bordered by the gently flowing River Seaton. There is also a south and west-facing patio area across the front and side of the house, accessed via the conservatory, for al fresco dining and enjoying the peaceful seclusion and magnificent views. The property is approached via a private lane that leads to parking at the side of the house for several vehicles, as well as providing access to the detached garage and workshop/store. Additional outbuildings include a shed for garden storage, a barn and a stables block with a concrete hardstanding. The outbuildings and garaging total more than 2,000 square feet of floorspace in all.



## Location

The property lies in a private and secluded position, surrounded by beautiful East Cornwall countryside, yet within easy reach of Looe and Liskeard. Looe lies at the mouth of Looe River and features a bustling harbour and a beautiful beach, alongside various everyday amenities including local shops and various cafés, pubs and restaurants. Further amenities can be found in the town of Liskeard, including a wider range of shops and large supermarkets, while vibrant Plymouth is less than 20 miles away. Schooling in the area includes primary schools at Menheniot, Trenode and Tredwidland, while Liskeard provides easy access to the nearest state secondary. Transport connections include the A38 just a mile away, while Liskeard's station provides direct services to London Paddington. The area is an ideal spot for pursuing watersports and other outdoor activities, including sailing from the harbour at Looe and walking, riding and cycling on the South West Coast Path.

## Distances

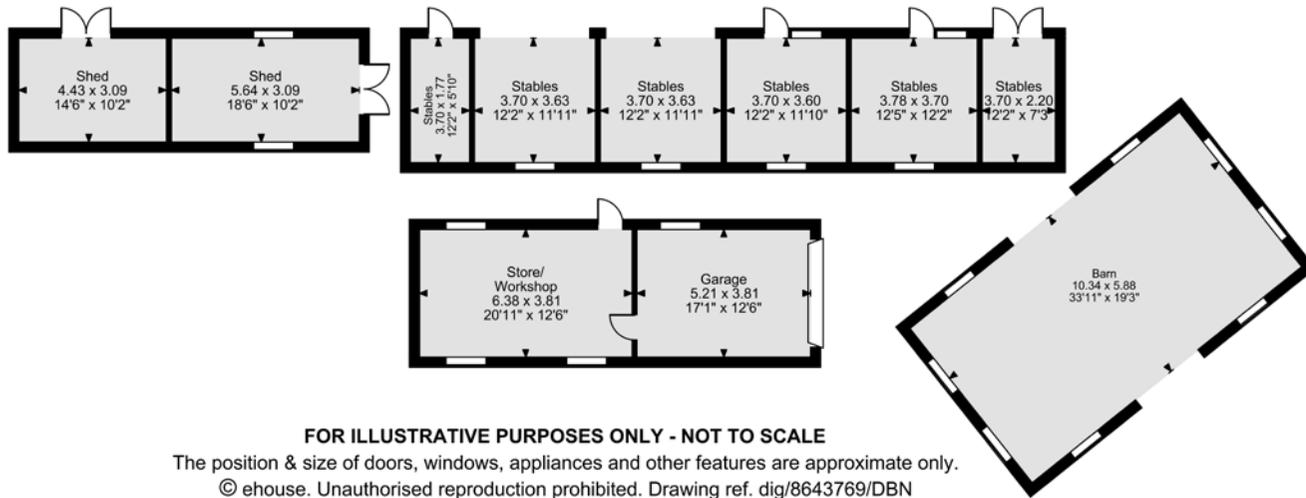
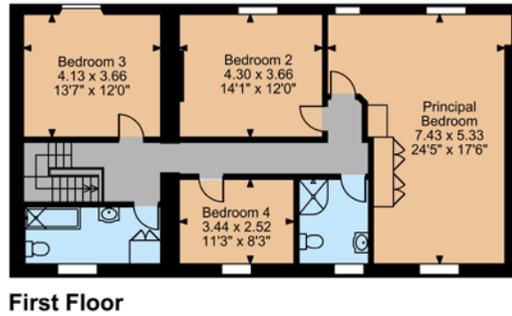
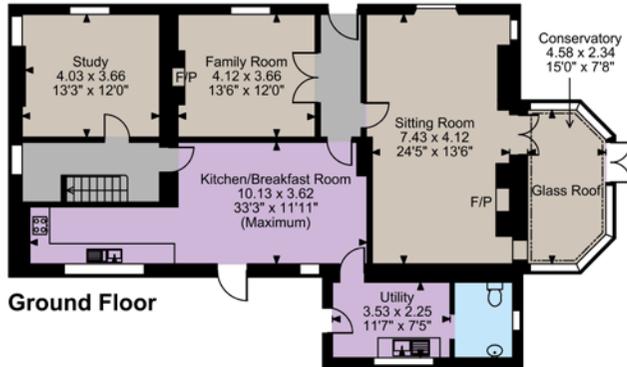
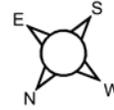
- Liskeard 5.0 miles
- Liskeard Station (London Paddington 3 hours 39 mins) 5.4 miles
- Looe 6.6 miles
- Saltash 10.0 miles
- Torpoint 12.5 miles
- Plymouth 16 miles

## Nearby Schools

- St. Martins Nursery
- St. Martins C of E Primary School
- Liskeard School & Community College
- St Jospeh's School
- Sandy Hill Academy
- Plymouth College



**Colvase House, Horningtops, Liskeard**  
**Main House internal area 2,614 sq ft (243 sq m)**  
**Garage/Store/Workshop internal area 481 sq ft (45 sq m)**  
**Outbuildings internal area 1,765 sq ft (164 sq m)**  
**Total internal area 4,860 sq ft (452 sq m)**



**Directions**

PL14 3PX  
**what3words:** ///caps.moderated.masks - brings you to the driveway

**General**

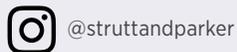
**Local Authority:** Cornwall Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**EPC Rating:** E  
**Rights of Way:** Two public footpaths cross the property's boundary. Further information is available from the vendors agent.  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Exeter**

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