



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS

Pensilva, Liskeard, Cornwall, PL14

Offers Over: £1,000,000

Freehold

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Set within approximately 17 acres of picturesque countryside, this charming three-to-four-bedroom barn conversion offers a perfect blend of peaceful rural living and profitable business potential. Free from any agricultural ties and without listed status, the property provides outstanding flexibility for future development.

The main barn conversion effortlessly combines rustic character with modern comforts. From the thick stone walls to the exposed wooden beams and open fireplaces, the home exudes warmth and history. The well-appointed kitchen and dining area are ideal for family gatherings, and the ground floor features a versatile room currently used as a home gym but equally suited as a home office or additional bedroom. The heart of the house is the inviting living room, complete with an open fireplace and working log burner, and patio doors that lead out to a decked seating area perfect for enjoying the countryside views.

Adding to the property's appeal are two well-maintained holiday lodges. The newest one-bedroom lodge, completed last Christmas, provides comfortable accommodation for guests or rental income, complementing the established holiday let business. These lodges have already shown strong returns, bringing in over £10,000 annually in just 12-18 months of operation, with significant potential for further growth through enhanced marketing.

The property also features an on-site dairy with cavity wall insulation, offering great potential for expanded dairy operations or other commercial uses. Additional barns and outbuildings present opportunities for conversion into bed and breakfast facilities or more holiday lets, with Q-planning permission potential adding further value. The ample parking ensures convenience for both residents and visitors.

Beyond the buildings, the property's 17 acres of land, divided into four well-maintained paddocks, make it an excellent choice for farming or equestrian pursuits. The quality pasture is ideal for a variety of uses, catering to those seeking a rural lifestyle with space for livestock or horses.





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