



West Tremabe Barn

Dobwalls, Liskeard, Cornwall, PL14 4LT



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Guide Price £825,000-£850,000

Stunning detached four-bedroom converted barn in a highly sought-after location

Versatile layout offering an excellent family home with flexible living space

Set within approximately 1.42 acres of private, idyllic countryside grounds

Two separate one-bedroom holiday lets with independent access

Quadruple garage, two with roller shutter doors and two open fronted

Additional off road parking for multiple vehicles



Description

Tucked away in a highly sought-after rural setting in Dobwalls, this beautifully converted four-bedroom detached barn offers a wonderful blend of character, space, and versatility, set within approximately 1.42 acres of picturesque countryside.

The main residence retains an abundance of original charm, with spacious, well-presented accommodation that combines character features with comfortable modern living.

Adding to its appeal are two separate one-bedroom holiday lets, providing an established income stream or flexible accommodation for guests, multi-generational living, or long-term letting.

Outside, the beautifully maintained grounds offer peace and privacy, complemented by a double garage with roller shutter doors, together with dedicated carports for each holiday let, and potential to further enhance the existing outbuildings, subject to any necessary consents.

Offering an exceptional lifestyle opportunity with immediate income potential, this is a rare chance to acquire a unique rural home in an enviable yet convenient location.



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Accommodation

Entrance via a composite door with obscure glazed panelling opening into:-

Hallway

Stairs rising to the first floor, stairs lowering to lower ground floor, doors off to ground floor rooms, dual aspect having wooden double glazed windows to the front and rear elevations, radiator, wooden beams to ceiling.

Kitchen/ Breakfast Room

Dual aspect having wooden double glazed windows to the front and rear elevations, skylights to ceiling, vaulted ceiling with wooden beams, a range of fitted wall and base units with roll top wooden work surfaces over incorporating a ceramic one and a half bowl sink and drainer with mixer tap over, under counter space and plumbing for dishwasher, built-in range master with five ring gas hob and extractor fan over, built-in double oven, space for freestanding fridge freezer, woodburning stove with slate hearth, radiators, door leading into:-

Utility

Composite door with obscure glazed panelling leading to the side elevation, radiator, built in storage cupboard, space and plumbing for washing machine, space for tumble dryer, a range of fitted wall units, door into:-

Shower Room

Obscure wooden double glazed window to the rear elevation, shower cubicle with mixer shower over and glazed shower screen, wash hand basin with mixer tap and vanity storage below, low-level W.C, chrome heated towel radiator, radiator.

First Floor

Study

Wooden double glazed window to the rear elevation, radiator, access to attic via loft hatch, glazed double doors leading into:-

Lounge/ Dining Room

Triple aspect having wooden double glazed windows and doors to both the side and rear elevations, radiators, wooden beams to ceiling, woodburning stove with slate hearth, built in storage cupboard.



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Accommodation

Lower Ground Floor

Doors off to all lower ground floor rooms, radiator, wooden beams to ceiling.

Bathroom

Obscure wooden double glazed window to the front elevation, freestanding bath with mixer shower tap over, chrome heated towel radiator, wash hand basin with mixer tap and vanity storage below, low-level W.C, radiator, shower cubicle with mixer shower over and glazed shower screen doors, LED downlights, wooden beams to ceiling.

Bedroom

Wooden double glazed window to the rear elevation, radiator, built-in storage cupboard.

Bedroom

Wooden double glazed window to the rear elevation, radiator.

Bedroom

Wooden double glazed window to the rear elevation, radiator, television point.

Master Bedroom

Wooden double glazed windows to the front and side elevations with far reaching countryside views, radiator, walk in wardrobe, door into:-

Ensuite Shower Room

Wooden obscure double glazed window to the rear elevation, chrome heated towel radiator, wash hand basin with mixer tap over and vanity storage below, low-level W.C, shower cubicle with mixer shower over and glazed shower screen door, LED downlights, radiator.





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Holiday Lodges

Cosy Cottage

Accommodation

Entrance via a wooden door opening into:-

Open Plan Living/ Kitchen & Dining Room

Dual aspect having wooden double glazed windows to the front and rear elevations, electric heater, wooden beams to ceiling, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, under counter space for fridge freezer, space for freestanding cooker, built in storage cupboard.

Shower Room

Obscure wooden double glazed window to the front elevation, low level W.C, shower cubicle with mixer shower over and glazed shower screen, wash hand basin with mixer tap over and vanity storage below.

Bedroom

Dual aspect having wooden double glazed windows to the front and rear elevations, electric heater, wooden beams to ceiling

Barn Cottage

Accommodation

Entrance via a wooden door opening into:-

Open Plan Living/ Kitchen & Dining Room

Wooden double glazed windows to the front elevation, electric heater, wooden beams to ceiling, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, under counter space for fridge freezer, space for freestanding cooker with extractor fan

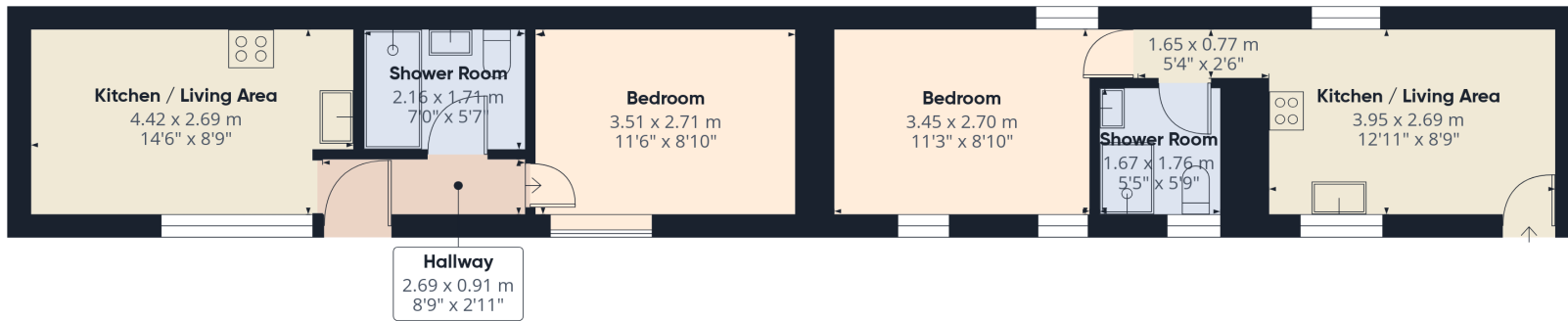
Shower Room

Low level W.C, shower cubicle with mixer shower over and glazed shower screen, wash hand basin with mixer tap over and vanity storage below, chrome heated towel radiator.

Bedroom

Wooden double glazed window to the front elevation, wooden beams to ceiling, electric heater.





Approximate total area⁽¹⁾
 51.7 m²
 556 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



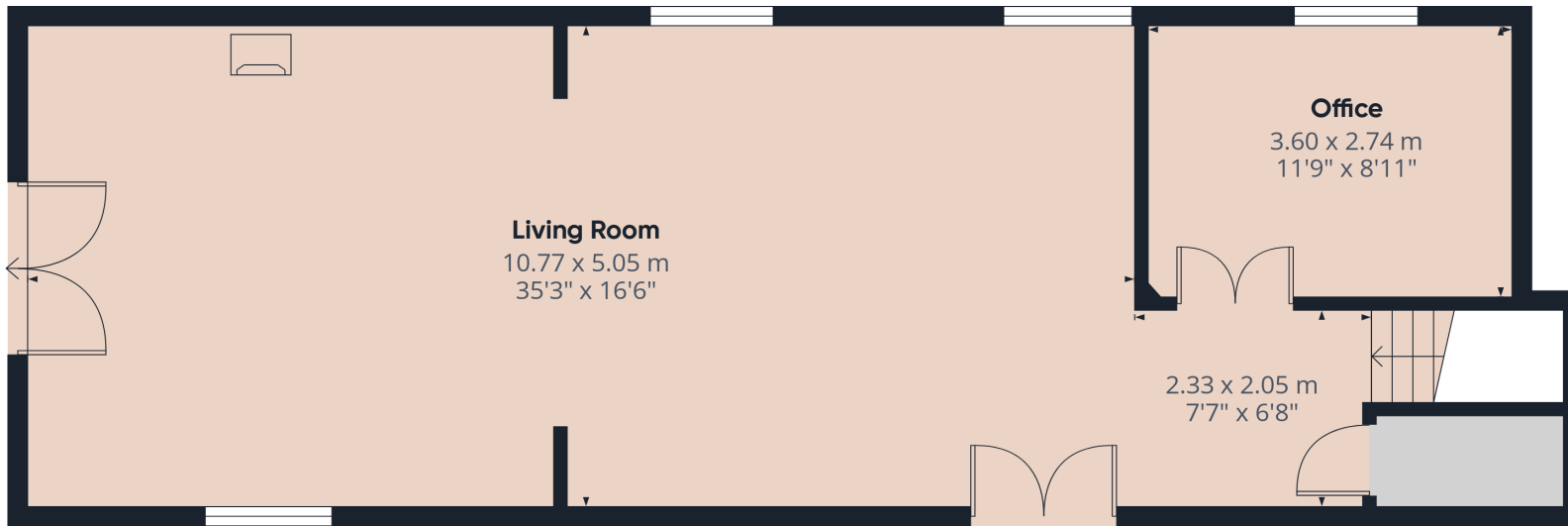
Approximate total area⁽¹⁾
 123 m²
 1323 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1



Approximate total area⁽¹⁾
70.8 m²
761 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

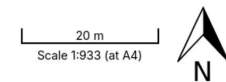
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Floor 1 Building 1



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Outside

Approached via a quiet country lane, the property enjoys a wonderfully private and peaceful rural setting, with the lane serving just one further property beyond.

The barn sits centrally within approximately 1.42 acres of beautifully established grounds, with the accommodation and outbuildings thoughtfully arranged around the setting. A generous parking area lies just off the lane, providing ample space for multiple vehicles, while the double garage with roller shutter doors is conveniently positioned opposite the main house.

The grounds themselves are a real feature of the property, offering a superb mix of open lawned areas, mature trees, established shrubs, and natural planting throughout. This creates a rich, green and well-balanced landscape that feels both private and highly attractive year-round.

Towards the bottom of the grounds there is a summerhouse where you can sit overlooking the pond. A small stream runs through the edge of the grounds.

The setting is truly idyllic, with lovely rural views and an abundance of wildlife, offering a calm and picturesque environment ideal for those seeking a countryside lifestyle. There is plenty of space for outdoor entertaining, gardening, or simply enjoying the peace and tranquillity of the surroundings.



Services

Mains electricity, private drainage, private water via a bore hole & oil fired central heating.

 EE Rating - C

 Council Tax Band - E

 Directions

What3Words - [bookmark.capers.burn](https://www.what3words.com/bookmark.capers.burn)

 Virtual Tour

<https://tour.giraffe360.com/f5087c70b1464f0f9c517a47fa7c530a>

Viewings strictly by appointment only

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Kivells Estate Agents, 7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ liskeard@kivells.com

🌐 kivells.com

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