



**STAGS**

Mill Lawn Cottage



# Mill Lawn Cottage

Golberdon, PL17 7NQ

Village Centre 1 mile Callington 4 miles Liskeard 7 miles Plymouth 30

- Set in 6.5 Acres of Gardens and Woodlands
- Beautiful Country Cottage
- Located in Beautiful Sheltered Valley
- Outbuilding with Potential
- Unencumbered by an Onward Chain
- Remarkably Private and Tranquil

**Guide price £500,000**

## SITUATION

Located in its own sheltered valley in the green sparsely populated rolling hills of South East Cornwall, yet within easy reach of maritime city of Plymouth and the market towns of Callington and Liskeard. This beautiful country cottage is rural yet not remote and represents a truly delightful lifestyle investment. Nestling neatly within the patchwork of fields and wooded valleys of South East Cornwall, about 40 minutes from the centre of Plymouth. The spectacular scenery provides many and varied sporting opportunities, including walking, riding and fishing. To the south, is the beautiful Cornish coastline with fine sandy beaches and crystal clear and clean waters, perfect for sailing or scuba diving on the various wrecks.

## DESCRIPTION

On the market for only the second time since 1923, this delightful country cottage transports you to another world. Bordered by a small stream the water acts as a soothing ingredient meandering through the garden, peace and tranquillity belong here.

Believed to be around 300 years old and originally constructed as two cottages and then substantially extended in the 1980s. A number of areas of the cottage have been improved of late and, remarkably, the property is not listed facilitating the ease of further improvement. Loved and enjoyed by the same family for nearly forty years including the hosting of many garden parties.

## ACCOMMODATION

This truly delightful country cottage is unique and rather special, it offers internal space extending to 1930 square feet. Traditionally laid



A beautiful country cottage set in 6.5 acres.







out with the ground floor playing host to the reception accommodation, which includes an impressive sitting room, formal dining room both with wood burning stoves, study or occasional bedroom, large kitchen breakfast room complete with an Aga, utility and cloakroom. To the first floor there are three double bedrooms and the family bathroom with a separate shower.

### GARDENS & GROUNDS

The immediate gardens are largely level with a gentle slope towards the stream, extremely private they extend to 1.1 acres. At the south extreme is a former piggery with huge potential for further improvement. We understand that subject to the necessary permissions, this could create ancillary accommodation to house a dependent relative or used to generate a useful income.

The established gardens offer huge potential. An off street gravelled parking area with a modern prefabricated single garage, allows parking for a number of vehicles.

On the other side of the track is a further area of grounds that extend to 5.3 acres. These are truly magical, they protect the privacy of the cottage, a pathway intersects the land and areas of clearing offer special places to reflect. They are largely mixed deciduous woodland and are teeming with nature including foxes, deer and delightful bird life, wildflowers and a sea of blue bells add to the magic. There is also enough woodland to ensure that the cottage is always toasty warm. At the far end a five bar gate offers vehicular access, the stream at this point intersect the land.

### TENURE

Freehold.

### COUNCIL TAX BAND

Band E.

### SERVICES

Private water (recently tested) and drainage. LPG gas central heating. Solid fuel AGA. Two recently installed wood burning stoves.

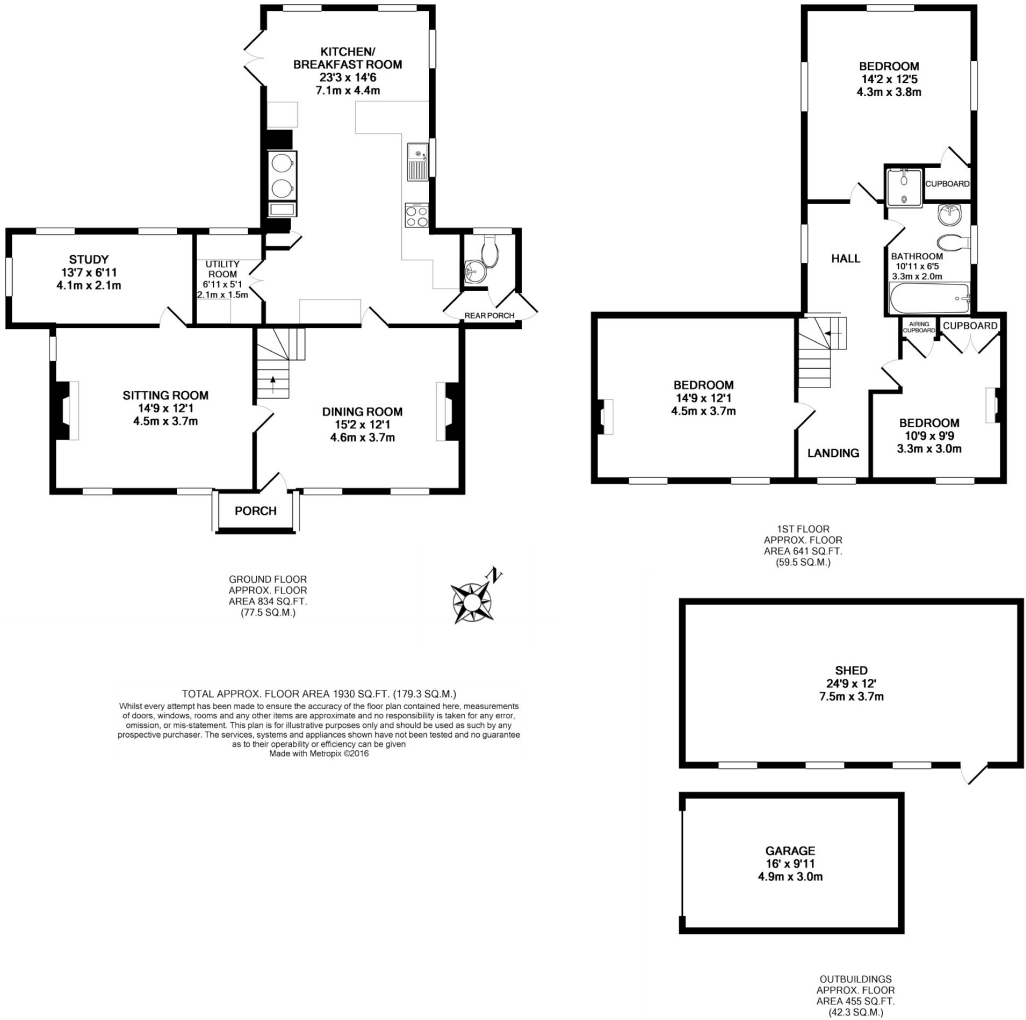
### VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email; [plymouth@stags.co.uk](mailto:plymouth@stags.co.uk).

### DIRECTIONS

Ignoring Sat Nav, pass thorough Callington on the A388, and turn left onto South Hill Road shortly after Callington Community College. After approximately a mile and a half turn left towards Golberdon. Follow this road through the village and over the River Lynher. Stay on this road and up the hill, after half mile there is a road sign warning of horses, follow the bend to the right and take the immediate right lane onto a single track road and follow this all the way to the bottom of the hill where the cottage will be found on the right.





These particulars are a guide only and should not be relied upon for any purpose.



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