

Cadson Manor Farm







Cadson Manor Farm,

Callington, Cornwall, PL17 7HW

Callington 2.2 miles – Liskeard 6.4 miles - Looe 14.4 miles

A most impressive country residence with outstanding countryside views and nestled within over 5 acres of its own land.

- Historic Manor House
- 2 Bedroom Self-Contained Annexe
- Office & Commercial Unit
- Lake & Panoramic Countryside Views
- Freehold
- 5 Bedroom Main House
- Approximately 5.75 Acres in All
- Spacious & Character Accommodation
- Parking & Double Garage
- Council Tax Band: B & Business Rated

Guide Price £1,250,000

Stags Launceston

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SITUATION

The property occupies a stunning and private position with superb far reaching countryside views. At the nearby town of Callington 2.2 miles, there are supermarkets and numerous shops catering for day to day needs as well as doctors, a veterinary surgeon and a dentist. Callington has schooling facilities from pre-school to a Sixth Form college. The market town of Liskeard is some 6 miles away and offers a wider range of day to day amenities, educational, recreational facilities and a leisure centre. In addition, there is a railway station serving London Paddington (via Plymouth).

The A38 trunk road links Bodmin with the city port of Plymouth offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports. The South Cornish coastline is just over 14 miles away offering a variety of popular beaches.

DESCRIPTION

A substantial and imposing historic manor house offering an opportunity to acquire a small country estate with panoramic countryside views.

Part of the property is believed to date back to the 13th century, with a number of extensions added over the years to form the superb country home that stands today, which offers a 5 bedrooms main house and a 2 bedroom self-contained annexe with interconnecting doors.

The property is non-listed and understood to be of stone construction with a combination of uPVC and impressive wooden sash windows.

ACCOMMODATION

Front door into the entrance hall with flagstone flooring, decorative coving and stairs rising to the first floor.

The dining room is a superb room and provides an excellent space for those looking to entertain guests. The dining room benefits from a characterful decorative open fireplace and a stunning aspect to the front over the property's grounds and countryside beyond. A door from the dining room leads through to the annexe.

The drawing room is another superb reception room which also enjoys an aspect to the front and enjoys an open fireplace with built in cupboards within the recesses.

The kitchen/breakfast room comprises a range of wall mounted cupboards, base units and drawers, granite worktop, Rayburn (cooking & hot water), built in electric oven, electric hob with an extractor hood over, double Belfast sink and an island with additional worktop and cupboard space.

A door from the kitchen leads into the rear hall with access to the large utility/boot room with space for appliances and through to an inner hall with the second staircase leading to the first floor and a further door leading into the office with a shower room.

The first floor offers an impressive Georgian style window as you rise past the stairs to the generous landing with built in storage, loft access and leads down to the second staircase.

The first floor also provides a spacious single bedroom and four double bedrooms (two of which benefit from en suite shower rooms).

The accommodation is completed by a family bathroom with a roll top bath, shower, WC and a wash hand basin.













ANNEXE

The current owners have previously used the annexe for holiday letting with the accommodation comprising a spacious reception room, fully fitted kitchen, utility, and first floor with two 2 double bedrooms (1 en suite) and a bathroom.

The Annexe has internal doors through to both the ground floor and first floor of the main house, the annexe offers versatile accommodation and could easily form additional accommodation to the main house if required.

OUTSIDE

The property is approached via its own private drive which leads down past a paddock area belonging to the property and then past a substantial area of hardstanding for parking, detached home office with power and light, timber double garage and separate commercial unit which is currently leased (further information can be provided by Stags Launceston office). There is a gateway and entrance for the main house which sweeps through the front garden to a further substantial area of parking.

The gardens wrap around the property and are predominately laid to lawn with mature trees and a courtyard garden to the rear laid with gravel and an orchard.

To the northern boundary of the garden there is a single paddock with gated access.

A further track leads from the main house to the south west, leading to a lake with a delightful path leading around.

In all the property extends to approximately 5.75 acres.

SERVICES

Mains electricity, mains water and gravity fed spring water. Private drainage via a sewerage treatment plant (Acorn Environmental Systems Ltd - Platinum 2000R). Gas central heating, oil fired Rayburn, wood burning stoves and open fireplaces. Broadband availability: Standard ADSL and Starlink Broadband available, Mobile Signal Coverage: Voice limited availability and Data unavailable (Ofcom). Please note the agents has not inspected or tested these services.

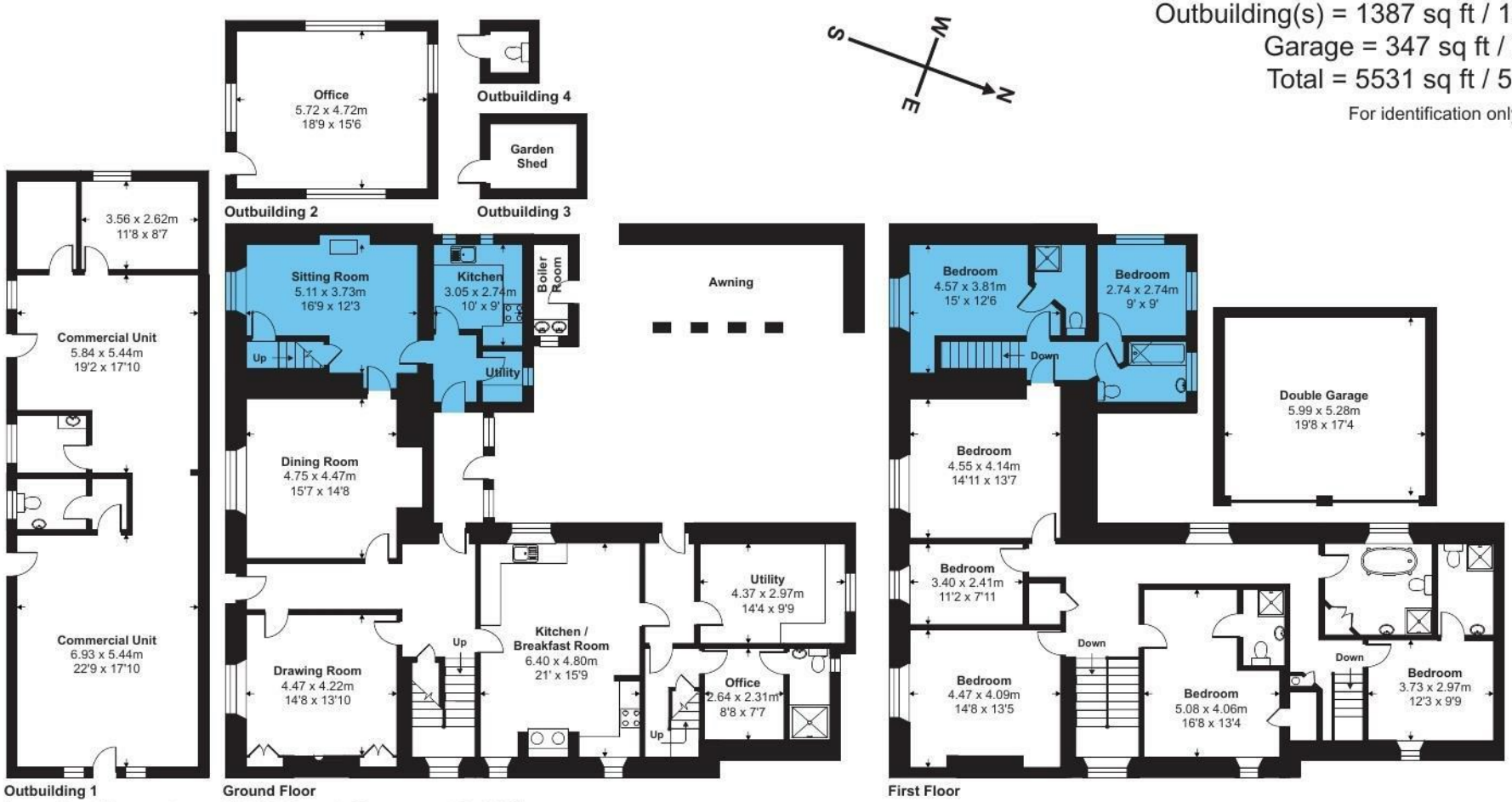
VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

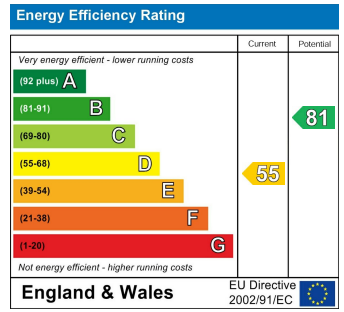
DIRECTIONS

From Callington take the A390 towards Liskeard, after 1 mile take the slight left and turn left again in 0.2 miles on the properties drive. The main entrance to the property is on the right in approximately 0.2 miles. What3words.com - ///domain.from.bank

Approximate Area = 3797 sq ft / 352.7 sq m
Outbuilding(s) = 1387 sq ft / 128.9 sq m
Garage = 347 sq ft / 32.2 sq m
Total = 5531 sq ft / 513.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1234469



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Track
87.7m
Stone
84.5m
High Summer
Skeber Cadson
Area: 5.752 acres (2.328 ha)
Cadson
Pond
Track
Track
Produced by Stags for identification purposes only.
Not to be relied upon.








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