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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

WAGMUGGLE, GOLBERDON, CALLINGTON, PL17 7NL

PRICE GUIDE £875,000





In an idyllic setting, south facing and with long frontage to the River Lynher, a small country estate comprising a detached house offering the perfect blend of character and contemporary living, together with a Grade 2 Listed cottage and holiday letting studio flat, all set within about 4 acres of paddock, woodland and natural areas with an abundance of wildlife. Wagmuggle - 2175 sq ft - 4 Bed (3 Bath/Shower) Principal Residence, Wuggle - 476 sq ft - 1 Bedroom Cottage (Holiday Let), Tallatt - 366 sq ft - 1 Bedroom Studio Flat (Holiday Let), Solar PV with Batteries and EV Charger, Garage, Barn/Store, Fishing Rights, Driveway, Parking, Privacy and Seclusion.

LAUNCESTON (A30) 12 MILES, SALTASH (A38) 13 MILES, TAVISTOCK 13 MILES, PLYMOUTH 18 MILES, WHITSAND BAY 14 MILES, FOWEY 28 MILES, LISKEARD 7 MILES, TAMAR VALLEY 8 MILES, CALLINGTON 3.5 MILES

LOCATION

With no near neighbours, this small estate is well suited to those seeking that rare commodity of privacy and seclusion that this type of setting offers. Wagmuggle, Wuggle and Tallatt are nestled in the Lynher Valley Area of Great Landscape Value, conveniently positioned in the triangle of unspoilt countryside between the historic market towns of Liskeard, Launceston and Callington. Close to the foothills of the romantic landscape of Bodmin Moor and with a clear vista from the house to the majestic Sharptor, the property lies just outside the International Dark Sky Places area noted for clear starlit skies.

The country town of Callington offers the usual day to day amenities including local shops, supermarket, primary and secondary schooling together with leisure amenities and access to the fabulous open spaces of the Kit Hill Country Park. Saltash provides access to a substantial array of amenities including a main line railway station (Plymouth to London Paddington 3 hours), Waitrose supermarket, banks, hospital, secondary education, gym and swimming facilities, with similar facilities in the historic market town of Liskeard.



The University City of Plymouth lies within a straightforward commute and has a long and historic waterfront with a comprehensive range of premier retail outlets, entertainment and dining establishments together with a renowned teaching hospital at Derriford and the Nuffield Private Hospital. In addition the renowned St Mellion International Golf Resort is about seven miles away, also, both the South Cornish Coast and the wide expanses of Bodmin Moor with notable features including the Cheesewring, The Hurlers and Siblyback Lake are within a short drive and present wonderful opportunities for outdoor enthusiasts and equestrians.

DESCRIPTION

Wagmuggle comprises a unique country property with potential, currently used as a principal residence with two holiday lets the property may equally be suited to those requiring multi-generational living space. The property provides the perfect balance of accommodation and outside space providing appeal for those with smallholding/self sufficiency interests. Whilst not "offgrid" the property benefits from a 16 panel Solar PV system with Growatt Battery and the ability to heat hot water, EV Charger, Private Borehole with filtration system, 2 x Septic Tanks, oil fired central heating and wood burners and ultrafast broadband.

In recent years our clients have made numerous improvements including a significant extension to Wagmuggle itself with the properties offering the perfect blend of traditional and contemporary features. The two holiday lets can be sold furnished and equipped to enable their ongoing use (subject to negotiation and excluding any personal items).

The accommodation is as follows -

WAGMUGGLE - About 2175 sq ft - **GROUND FLOOR** - 32' Open Plan Living Room/Kitchen a triple aspect room with wide folding doors to the Sun Terrace and Woodwarm wood burner - Study/Music Room - Snug/Bed 4 with wood burner (shower room off) - Sitting Room with wood burner - Shower Room/WC - Porch - **FIRST FLOOR** - Principal Bedroom with Ensuite Shower/WC - 2 Further Double Bedrooms - Large Family Bathroom.

WUGGLE (Grade 2 Listed) - About 476 sq ft - **GROUND FLOOR** - 15' Sitting/Dining Room with wood burner - Kitchen - Shower Room/WC - **FIRST FLOOR** - Double Bedroom.

TALLATT - About 366 sq ft and recently converted from a barn to provide the perfect holiday retreat much loved by visitors - 14' Open Plan Living Room/Kitchen with wood burner, vaulted ceiling and exposed stonework - Double Bedroom with Ensuite Shower/WC.







OUTSIDE

The property is approached over a private driveway leading to the parking and garage with laundry/utility room. Outbuildings include a traditional stone built barn (with holiday flat over) providing useful storage/workshop amenity, a stone outhouse, greenhouse and polytunnel. In addition there is a workshop/store underneath Wuggle Cottage. An additional parking area with driveway off leading to Tallat and providing ample space for caravan or motorhome etc.

The extensive garden and grounds total just under 4 acres with paddocks, lawned and natural areas together with orchard (cherry, damson, apple, pear and gage), woodland areas and two large wildlife ponds. The old mill leat runs through the land and the southern boundary provides 100 yards of frontage to the beautiful River Lynher with fishing rights and the ability to access the water for wild swimming and bathing in harmony with nature. The land may provide opportunities for those with smallholding or equestrian interests with quiet country lanes, bridleways and the nearby wide expanse of Bodmin Moor presenting excellent riding.

A public footpath runs between the property and the north field.

NOTES

EPC RATING - C

COUNCIL TAX - Wagmuggle - D, Wuggle - Business Rated, Tallatt -A (awaiting business rating).

Services - Private borehole water, 2 private drainage systems and mains electricity. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL17 7NL



Wagmuggle, Golberdon, Callington, PL17

Wagmuggle & Tallatt Apartment = 2541 sq ft / 236 sq m (includes barn)

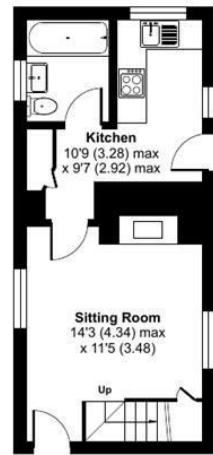
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Wuggle = 486 sq ft / 45.1 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 3307 sq ft / 307 sq m

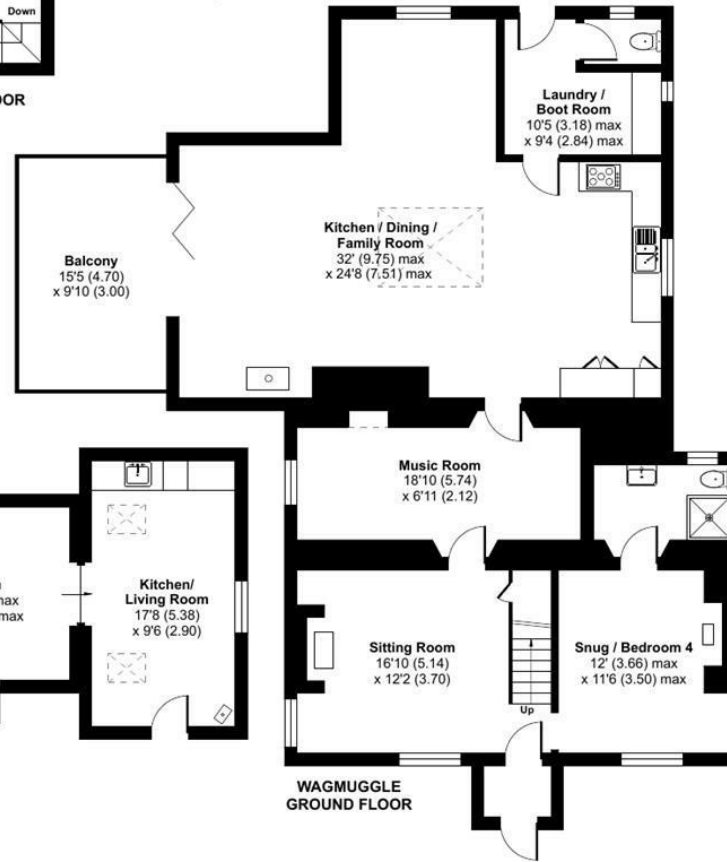
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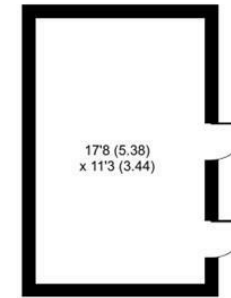
WUGGLE GROUND FLOOR



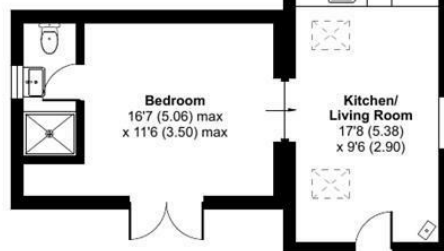
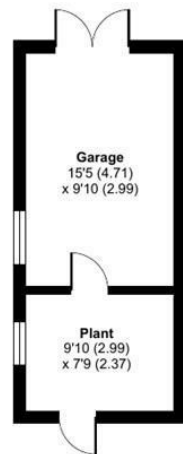
WUGGLE FIRST FLOOR



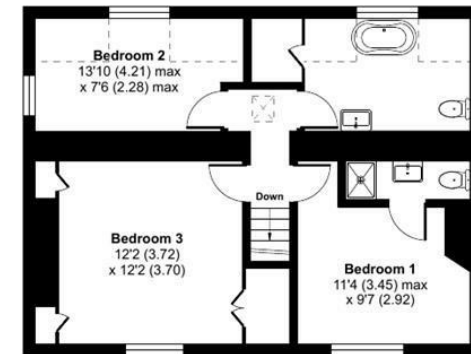
WAGMUGGLE GROUND FLOOR



BARN GROUND FLOOR



TALLATT APARTMENT



WAGMUGGLE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1256630

These particulars should not be relied upon.