



BEN LANGTON

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# Mill Lawn Cottage, Golberdon, PL17

Guide Price £1,195,000

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A beautiful country cottage set in approximately 6.5 acres of gardens and woodlands with a detached bungalow in a truly idyllic location, making it perfect for guests and multi-generational living. The cottage is a stylish, three double-bedroom, detached family home which has been beautifully extended and modernised and the bungalow has three bedrooms with its own private entrance. The property has a range of outbuildings, including a stable block, kennels and store room. On the market for only the third time since 1923, this delightful home is offered with no onward chain.

**Location** - Situated on the fringes of the village of Golberdon, approximately 2 miles away from Pensilva or 4 miles from Callington town centre. Callington is a charming Cornish town located within a prime location in South East Cornwall and just 15 miles from Plymouth City Centre. The town benefits from a range of facilities, including a health centre, sports centre/gym, supermarkets, church and both primary and secondary schools. The area provides some idyllic countryside walks with Cotehele estate and house, Sibleyback Lake and the Tamar Valley all nearby, making it an ideal place for families and individuals alike. Liskeard railway station is just 7 miles away with links from London Paddington to Penzance. There are also regular bus services from Golberdon and Pensilva which provide easy access to the surrounding areas.

**Outside** - The property is entered via entrance gates and opens to a gravelled driveway which provides off-street parking for multiple vehicles. The property sits on a generous plot of approximately 1.1 acres incorporating a driveway, stream and gardens surrounding the property. The gardens are largely level and extremely private making it a perfect place for entertaining guests or taking time to relax. On the other side of the track is a further area of grounds that extends to approximately 5.3 acres of woodland. The woodland makes the cottage feel very private and teeming with nature including deer, birds, wildflowers and a variety of mature trees. A pathway flows through the woodland area and leads to a number of viewpoints that provide far-reaching countryside views. Adjacent to the property is a stable block with three stables, a store room and a tack room.



