



Whiteford, Callington, Cornwall





A **beautiful and unusual historic** Grade II listed small estate with a five bedroom farmhouse, two cottages, an attached two bedroom annexe, an excellent range of outbuildings, and a pool house with indoor swimming pool, situated amongst 6.87 acres of glorious grounds including walled gardens, parkland, woodland, and wild meadows.

Summary of accommodation

Whiteford

Gross Internal floor Area 3,656 sq ft (339.6 sq m)

Ground Floor: Entrance hall | Kitchen/dining room | Sitting room | Snug/library | Cloakroom
Utility room | Gardener's cloakroom

First Floor: **Staircase one:** Main bedroom with en suite shower room | Four further bedrooms
Family bathroom **Staircase two:** Drawing room | Staircase to mezzanine library with galleried
landing | Conservatory | Guest bedroom suite with bathroom

The Carriage House (two bedroom annexe)

Gross Internal floor Area 1,041 sq ft (97 sq m)

Entrance hall | Open plan kitchen/sitting/dining room | Main bedroom with en suite bathroom
Second bedroom | Second bathroom | Eaves storage

The Groom's House

Gross Internal floor Area 2,301 sq ft (208 sq m)

Ground Floor: Kitchen/breakfast room | Utility room with cloakroom and shower | Sitting room
Dining room | Snug | Garden room

First Floor: Main bedroom with en suite bathroom | Two further bedrooms | Family shower room
Eaves storage

The Bothy

Gross Internal floor Area 363 sq ft (34 sq m)

Living room with kitchenette | Bedroom | Shower room | Utility room | Storage room

Outbuildings

Pool House: Indoor pool | Cloakroom | Shower room | Storage room

Double and single garages with separate storage room | Garden loggia with wood-burning
fireplace, sink, and electric points | Tree house | Covered pergola | Storerooms | Tractor shed
Garden shed | Workshops

Outside

Grounds extending to about 6.87 acres including beautifully landscaped gardens | Parkland
Woodland | Walled gardens | Tree house | Wildflower meadow | Ornamental and wildlife ponds
Large productive vegetable garden with orchard



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah-Jane Bingham-Chick
01392 423111
sj.chick@knightfrank.com

The location

Situated in the Tamar Valley, a designated Area of Natural Beauty on the Cornish side of the Cornwall and Devon border, Whiteford is about a mile from Stoke Climsland, a village first recorded in the Domesday Book of 1086. This pretty village, centred around a large village green, is now home to a bustling community with a post office/village store (opened in 1839 and considered to be the oldest sub post office in the UK), a highly regarded primary school, a 15th century parish church, a sports and social club, a wide range of courses and groups that meet at the Old School, a monthly Village Market, and the 660-acre estate occupied by the Duchy Agricultural College.

About 2 miles away, Callington, a small market town, offers a good selection of shops, pubs, restaurants, and cafés as well as a health clinic, dentist, and veterinary services. Saltash, 9 miles to the south, boasts a wide selection of shops and supermarkets including Waitrose. Launceston, the ancient capital of Cornwall, is 8 miles to the north, and Liskeard, with direct trains to London Paddington and to Penzance in the west of Cornwall, is 11 miles to the southwest. Plymouth is about 16 miles away and has a superb selection of shops, galleries, restaurants, pubs, and a mainline rail link to London Paddington in about 3 hours.

Plymouth also offers a wide variety of boating and yachting facilities with a choice of marinas including Sutton Harbour, Mayflower, Plymouth Yacht Haven, and King Point. Dartmoor National Park is about 10 miles away and there are golf clubs at nearby Yelverton, Tavistock and St. Mellion. Both coasts are easily accessible, with Looe 20 miles to the south and Bude 32 miles to the north. Although nestled within the peace and seclusion of pastureland and woodland owned by the Duchy of Cornwall, Whiteford enjoys easy access to all the major east-west and north-south road networks in Cornwall.

Distances

Callington 2 miles, Launceston 8 miles, Liskeard 11 miles, Plymouth 16 miles
(All distances and times are approximate)





The property

Whiteford is a beautiful and unusual Georgian farmhouse set around an attractive walled courtyard garden, with two additional holiday cottages, a two bedroom annexe, a pool house, and a superb range of outbuildings. Situated in a secluded and peaceful setting completely surrounded by pastures and woodland owned by the Duchy of Cornwall, Whiteford sits amongst its own private 6.87 acres of stunning grounds, with three striking walled gardens and a parkland setting.



Whiteford once formed part of the large historic Whiteford Estate created by Sir John Call, High Sheriff of Cornwall and MP for Callington, in the mid-1770s and taken over by the Duchy of Cornwall in the late 1800s. The original imposing manor house built by Sir John, which was located in Whiteford's parkland area, burned down in 1913, and Whiteford farmhouse and its accompanying cottages, walled gardens, parkland, and outbuildings came under private ownership in the mid-20th century.

The house is built on a gentle slope, beautifully presented with spacious and bright accommodation arranged over two floors, with delightful original features including huge Delabole slate slabs in the kitchen, elegant corncicing in the sitting room, a vaulted ceiling in the drawing room, and the original Georgian high brick walls surrounding the sheltered courtyard garden. Whiteford also benefits from two woodburning stoves and hardwood floors, some of them original.

On the ground floor an enclosed porch leads to a hallway, a beautifully crafted library/snug, and a sitting room with elegant corncicing and a woodburning stove. There is a well-fitted, large L-shaped kitchen with granite worktops, an oil-fired Heritage range cooker, and a smaller Rangemaster cooker with an induction hob. The kitchen extends to the dining area with double doors to a veranda and the walled courtyard garden.

A staircase leads from the entrance hall to the main bedroom with ensuite shower room, three further bedrooms (one currently used as a dressing room), and a family bathroom. A second staircase from the dining area rises to a striking vaulted drawing room with a woodburning stove, built-in oak cupboards and bookshelves, and double doors leading to a large terrace, the Garden Loggia with woodburning fireplace, a beautifully planted garden area with a wildlife pond, and a working water wheel that once powered the sawmill producing timber for the original manor house. Off the drawing room is a guest suite with a comfortable bedroom and bathroom and a vestibule with its own door outside to another walled garden area.

Stairs from the drawing room lead to a minstrel's gallery and mezzanine library overlooking the drawing room, and this in turn leads through to the conservatory with a door leading to the upper gardens and the Pool House. The additional cottages have provided an excellent income stream through holiday lets, the estate would be even more suitable for an extended family, offering independent accommodation and complete privacy with comfortable proximity to the farmhouse, the gardens, the tree house, and the pool house.



Whiteford & Pool House

Approximate Gross Internal Floor Area
339.6 sq m (3,656 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



The Cottages

The cottages combine traditional charm with modern day comforts, and all are presented to a very high standard with well-equipped kitchens, spacious living rooms and either one, two or three bedrooms. The Groom's House is a spacious, comfortable three bedroom barn conversion with a well-equipped kitchen and its own beautiful walled garden. The Bothy, which enjoys a large walled garden containing a summerhouse, is a quaint, romantic one bedroom cottage built into the original high Georgian wall.

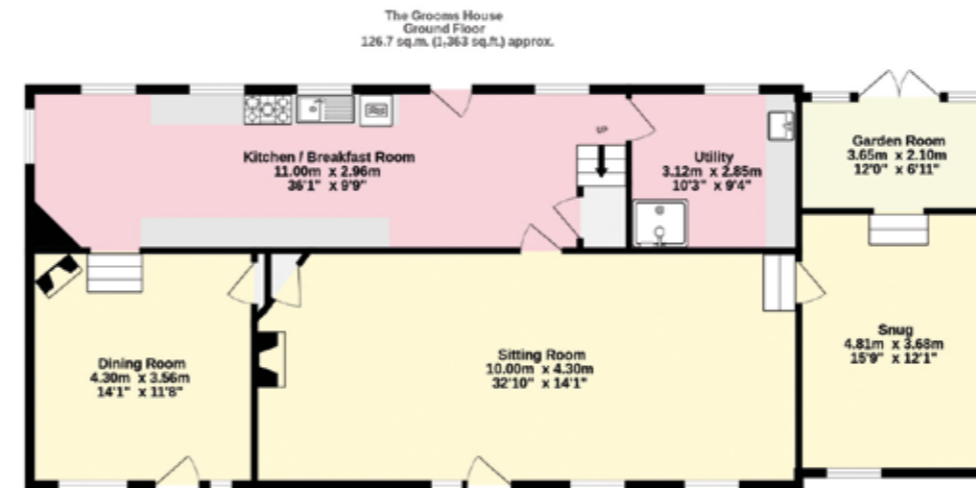
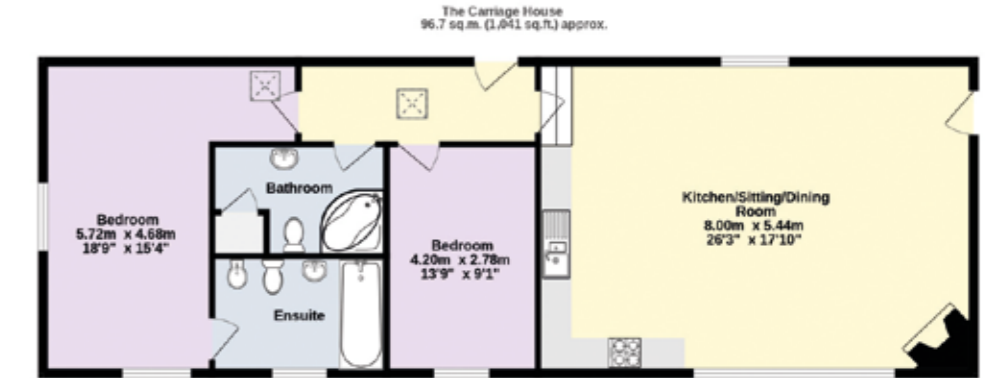


The Cottages

Approximate Gross Internal Floor Area
344.2 sq m (3,705 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Both cottages have their own driveways and parking areas. They have been used as highly successful holiday lets but would also ideally suit an extended, multigenerational family, providing each occupant with considerable privacy as well as being within comfortable reach of the farmhouse and gardens.

Outside

The grounds at Whiteford, comprising nearly seven acres, are simply glorious, with the splendour of a parkland setting and the rural countryside beyond. All the surrounding woodlands and fields belong to the Duchy of Cornwall, and the views from Whiteford extend over the Duchy pastures across the Tamar Valley to the hills of Dartmoor. The gardens include several individually designed walled 'compartments', including one with over an acre of wildflower meadow with fruit trees and a covered gazebo, one with a formal rose garden with wild cherry trees, and one with a large, well-stocked kitchen garden with an apple orchard, greenhouse, garden shed, and cages for vegetables, blueberries, raspberries, loganberries, and wineberries. There are many young and mature native trees on the property as well as some of the trees originally planted by Sir John Call in the late 18th century, including an ancient cedar of Lebanon and a metasequoia or 'dawn redwood', that still survive in the parkland and woodland areas.



Outbuildings

Approximate Gross Internal Floor Area
206.9 sq m (2,227 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





There are plenty of enchanting areas to sit and idle away a warm evening enjoying the wonderful views and the extensive wildlife. There is a covered garden loggia which is a large, attractive, roofed building with a woodburning fireplace, a sink, storage cabinets with worktops. There is also a treehouse within the parkland grounds.

The gravel drive into the property leads from the lane through large double gates past the Groom's House and Whiteford farmhouse to an extensive parking area, with garaging for several vehicles/boats, a tractor shed, workshops, and storage rooms.

The pool house, with its sizeable indoor pool, shower room, cloakroom, and storage room, is situated on a terrace with an ornamental pond, adjoining a wildflower meadow and orchard. At present the pool has been decommissioned and work had begun on covering it to create a large gym/studio. However, all the pool equipment and tilework have been left intact so a new owner could easily reinstate the pool or, alternatively, utilise the building for other purposes.



Services

Mains electricity, private water supply via a borehole and Turbodex filtration system (water quality tested annually, most recent test passed by Cornwall Council in July 2024), oil central heating, and private drainage via four individual septic tanks (all certified as compliant with current regulations as of July 2024).

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.



Directions (PLI7 8PU)

From Waitrose at Saltash/the A38, take the A388 towards Callington. Follow the road through Callington and continue through Kelly Bray. Continue through the crossroads to South Hill, Golberdon and Downgate, and continue for half a mile. As you pass the 'straight ahead' sign for Duchy College, take the next right hand turn and continue along this lane for about half a mile. The stone pillars for Whiteford will be seen on the left.

What3words: slept.caskets.dollar

Property information

Tenure: Freehold

Local Authority: Cornwall Council www.cornwall.gov.uk

Council Tax: Whiteford – Band G, Grooms House – Band E

Carriage House – Band C, The Bothy – Band A

EPC Ratings: Whiteford – D, Grooms House – D,

Carriage House – E, The Bothy – F

Guide Price: £1,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
 Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

