

Whiteford, Callington, Cornwall





An **enchancing mid-Georgian house** with extensive secondary accommodation, indoor pool house and outbuildings surrounded by walled gardens, parkland, woodland and wild meadows totalling 6.87 acres.

Summary of accommodation

Whiteford

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

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

Secondary Accommodation

The Carriage House (Annexe): Entrance hall | Open plan kitchen/sitting/dining room
Main bedroom with en suite bathroom | Further bedroom and separate bathroom

The Groom's House: Kitchen/breakfast room | Utility/Shower room | Sitting room
Dining room | Snug | Garden room | Main bedroom with en suite bathroom
Two further bedrooms | Family shower room

The Bothy: Living room with kitchenette | Bedroom | Shower room | Utility room
Storage room

Outbuildings: Pool House with indoor pool, cloakroom and shower room | Double and single garages | Garden loggia | Tree house | Covered pergola | Storerooms
Tractor shed Garden shed | Workshops

Garden and Grounds: Gardens | Walled gardens | Parkland | Woodland | Tree house | Wildflower meadow | Ornamental and wildlife ponds | Kitchen garden and orchard

In all about 6.87 acres

Distances

Callington 3 miles, Launceston 8 miles, Liskeard 11 miles
Plymouth 17 miles, Cornwall Airport 39 miles
(All distances and times are approximate)



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Situation

Whiteford is set back from a quiet country lane amidst beautiful, gently rolling countryside. It has no near neighbours and is about two miles from the small town of Callington.

Shopping: Callington has a good selection of shops and local businesses including a Tesco Superstore. Wider requirements can be met in Launceston, Liskeard and Plymouth.

Road: Whiteford is just half a mile from the A388, which gives fast access north to Launceston and south to Plymouth and the A38.

Train: There are frequent direct fast trains from Liskeard via Plymouth through to London Paddington.

Airport: Newquay Cornwall Airport is about 50 minutes by car with several operators providing services (some seasonal) to several UK and EU destinations including Gatwick.

Education: There is a choice of state and independent schools across the area including three primary schools within three miles plus several independent schools in Exeter.



The property

Once part of a landed estate, Whiteford is situated in a wonderfully private and peaceful setting surrounded by just under seven acres of beautiful parkland grounds containing three walled gardens. It incorporates the estate farmhouse and its accompanying cottages, walled gardens, outbuildings and parkland, after the manor house burned down in 1913. The farmhouse is built on a gentle slope and is beautifully presented with light-filled accommodation on two floors and has retained many original architectural fittings.

The ground floor contains three south-facing reception rooms including an impressive, vaulted sitting room overlooked by a mezzanine library with a minstrel's gallery. The large, L-shaped kitchen/dining room with its flagstone floor is at the back of the house opening to a veranda and the walled courtyard garden.

The first floor has lovely views over the surrounding countryside and is accessed by two staircases. The first leads up to the main bedroom suite, three further bedrooms and a family bathroom. A second provides access to the mezzanine library and the conservatory, which opens onto a terrace with a loggia overlooking a beautiful garden with a wildlife pond and working waterwheel. Adjacent to the sitting room is a guest suite that leads to another walled garden area.

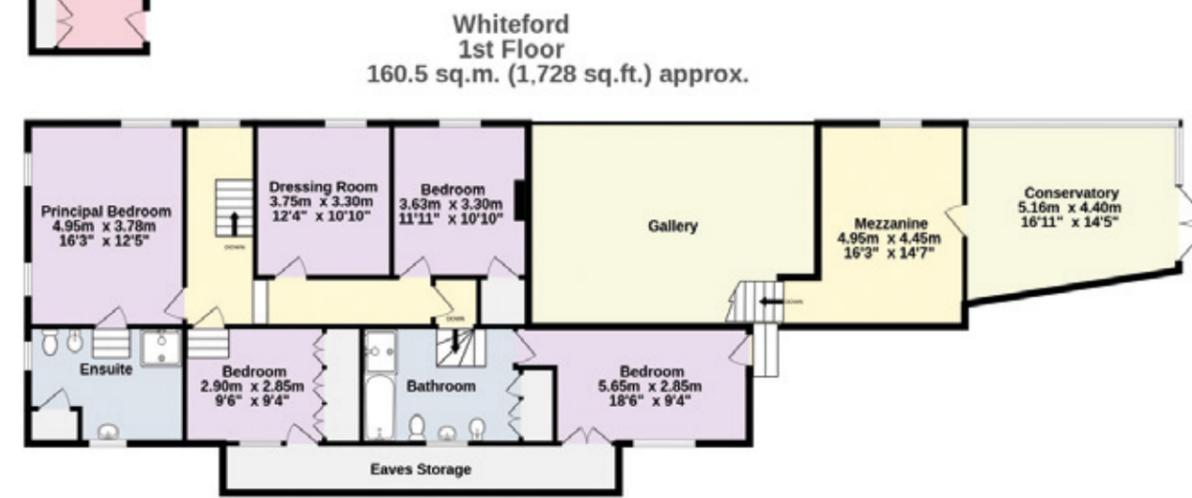
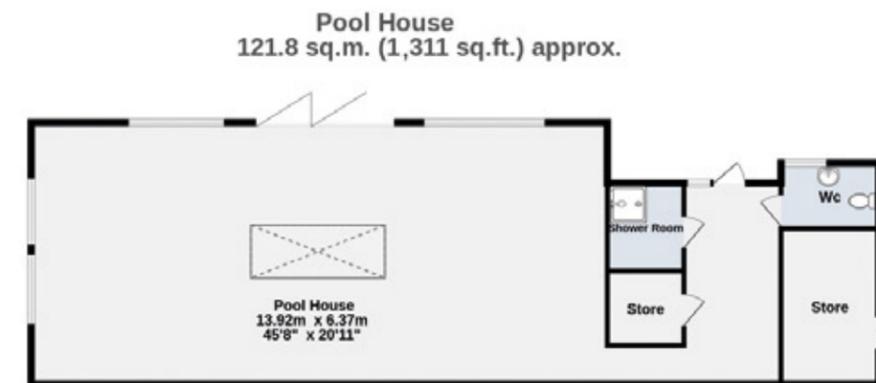
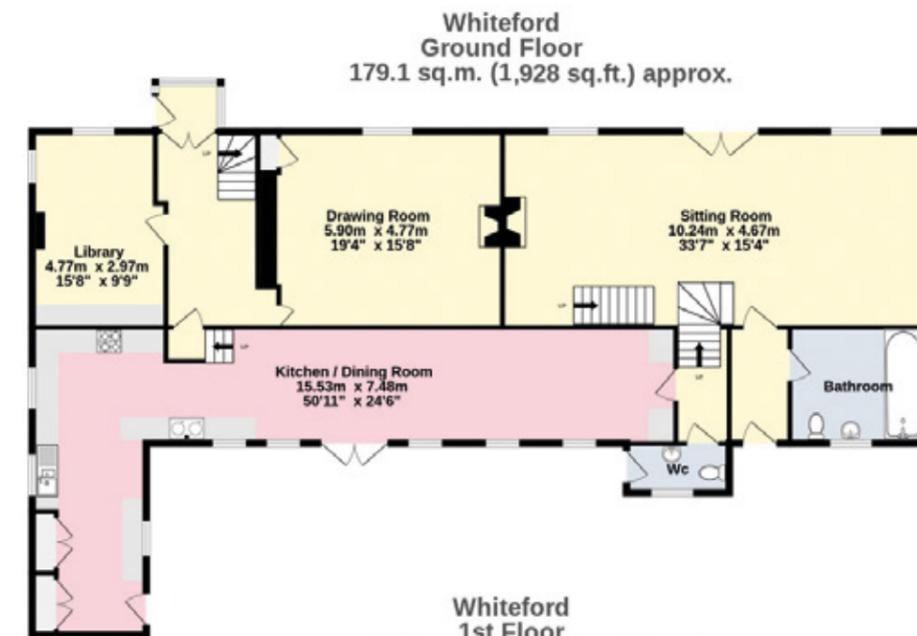




Approximate Gross Internal Floor Area
 Whiteford House: 339.6 sq m (3,656 sq ft)
 Pool House: 121.8 sq m (1,311 sq ft)

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



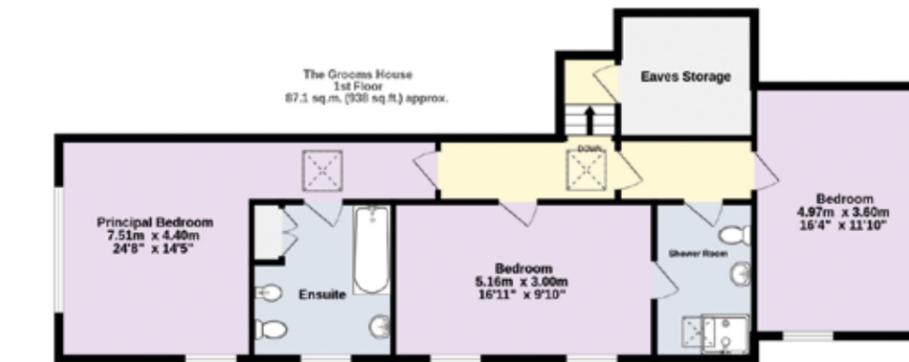
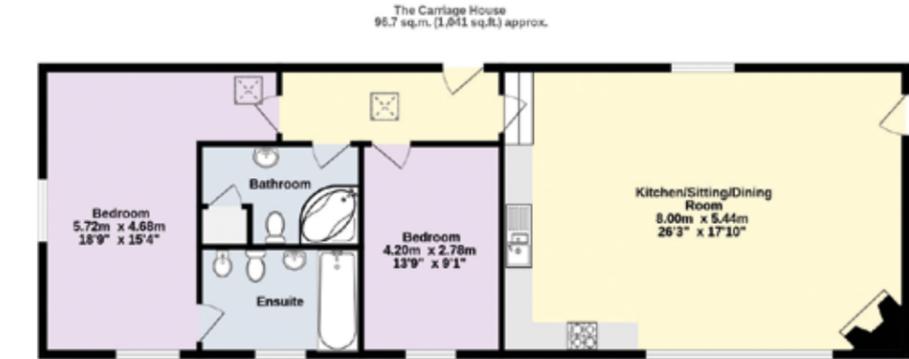
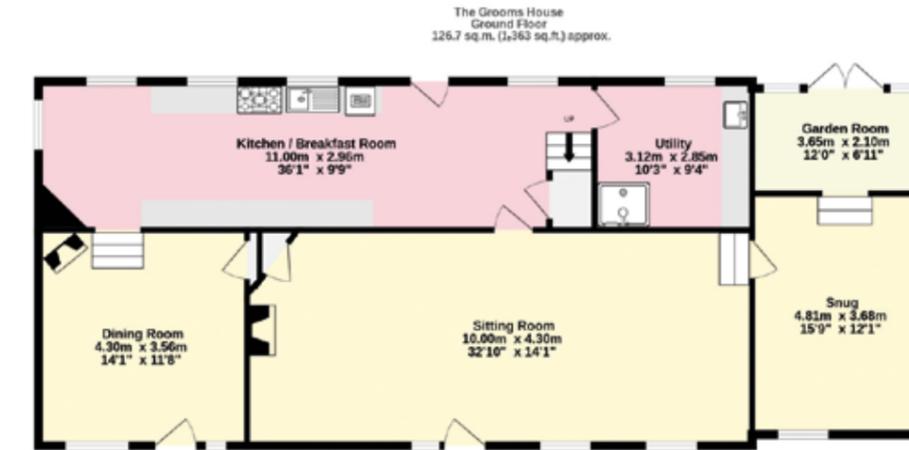
Secondary accommodation, outbuildings and grounds

The property incorporates two self-contained cottages that until recently have provided an income stream as holiday accommodation. However, if desired they could provide accommodation for extended family. There is also a self-contained flat/annexe over the garages. All are presented to a very high standard. Adjacent to the farmhouse and within the parkland are several outbuildings, orchard and woodland. An attractive kitchen garden can be found in one of the walled gardens.



Approximate Gross Internal Floor Area
 The Grooms House: 213.8 sq m (2,301 sq ft)
 The Carriage House: 96.7 sq m (1,041 sq ft)
 The Bothy: 33.8 sq m (363 sq ft)

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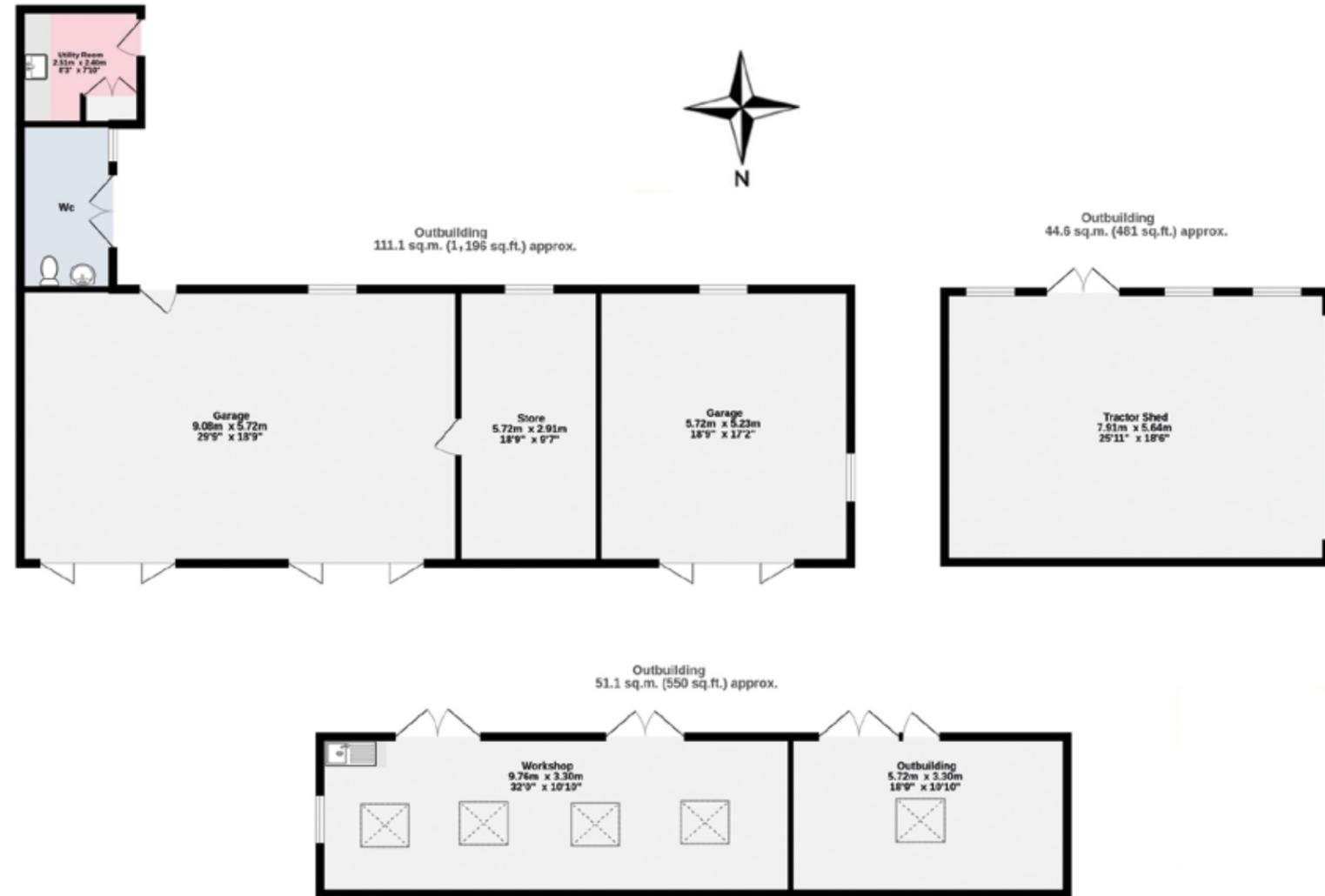
- Reception
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Approximate Gross Internal Floor Area

Outbuildings: 206.9 sq m (2,227 sq ft)

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Services

Mains electricity. Private water supply (borehole and Turbodex filtration system). Oil-fired central heating. Private drainage (four individual septic tanks). Two woodburning stoves.

Directions

Postcode: PL17 8PU

What3Words: meaty.narrating.guards

Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

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.

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Particulars dated January 2025. Photographs and videos dated 2024.

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