



Netherhill



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Rilla Mill, Callington, Cornwall, PL17 7NT

Upton Cross 1.5 miles - Liskeard 6.6 miles - Plymouth 21.5 miles

A well cherished family home offering substantial accommodation and a versatile layout with the added bonus of a self contained 1 bedroom annexe

- Well Cherished Family Home
- Multi Generational Living
- Annexe with Income Potential
- 4 Bedrooms in Total
- Tenure: Freehold
- Private Setting
- Beautifully Landscaped Gardens
- Substantial Home Office
- Ample Off Road Parking/Garage
- Council Tax Band: E

Guide Price £595,000

SITUATION

The property is located in a private and elevated position within the village of Rilla Mill, with gardens enjoying seating areas with views through the valley. Rilla Mill is sited within a conservation area, has a popular and well attended public house, village hall and a thriving community spirit. The village of Upton Cross is 1.5 miles away with a primary school and the renowned Sterts Open Air Theatre. The town of Callington and Liskeard are approximately 7 miles away, both offering a comprehensive range of amenities including supermarkets, schools', doctors', veterinary surgeries. In addition, Liskeard has access to the A38 trunk road and a main line railway station. At Plymouth, 19 miles south, there is an excellent range of facilities including department stores, deep water marina and regular ferry services to northern France and Spain.

DESCRIPTION

A detached, well cherished family home of the current owners for over 17 years, offering a substantial amount of accommodation through a versatile layout. Offering 3 double bedrooms, a 1 bedroom self contained annexe and ample off road parking, viewings are highly recommended to appreciate the private setting and beautifully well-tended gardens.

ACCOMMODATION

The accommodation throughout the property is presented in good decorative order with well proportioned rooms split over different levels. The front entrance porch provides a perfect space for coats and boots with a slate tiled floor and step into the main hallway.



The kitchen has been fitted with a contemporary range of units and breakfast bar, and integrated appliances include a gas hob, extractor fan, dishwasher and kickboard LED lights. Adjoining the kitchen is a family room, with space for table and chairs and further space to one end for a quiet area of seating. The accommodation flows well into the sitting room, with a prominent open fire and windows overlooking the gardens. Throughout the main house there are various storage areas, with a separate cloakroom to the far end.

There are 3 double bedrooms in the main house, with the principle bedroom having the added bonus of an en-suite shower room and walk in wardrobe/study area. An adjoining sun room off the main bedroom has doors to the gardens and close access to the home office. The family bathroom services the other bedrooms and is predominantly tiled with a bath and electric shower over, WC and wash hand basin.

OUTSIDE

The property is nestled in a private setting within the valley, approached via a gated entrance with a cattle grid to a large area of driveway for ample off road parking. The gardens are beautifully landscaped, well stocked and well established with areas of lawn, paved patio and various different garden sheds including a summer house and potting shed. There is a productive, level vegetable plot at the top of the garden with views throughout the valley. Various pathways cut through the gardens with a range of mature shrubs, trees and natural hedge boundaries offering an array of changing colours throughout the seasons and bordered by the neighbouring farmland at the rear. There is a substantial home office with a covered area at the front, with double glazed windows and power/light connected.

SELF CONTAINED ANNEXE

The current owners have created a self-contained annexe which can be accessed via a separate entrance to the house and offers an open plan living space with a fitted kitchen, storage units and further storage under the main house. There is a double bedroom with an en-suite bathroom and an interconnecting door back with a staircase into the mainhouse. This part of the property would lend itself ideally as an income stream or for those looking for their own independent living.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and open fireplace. uPVC double glazed windows throughout. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From Launceston take the B3254 road signposted South Petherwin. Follow this road through the hamlet of Daws House into the village of South Petherwin. From South Petherwin, continue for approximately 3 miles and at the cross roads, turn left signposted Callington and Coads Green. Follow the B3257 for approximately 2.6 miles and turn right signposted Manor House Inn. Continue into the centre of the village, passing The Manor Inn on the left hand side and crossing over the bridge. Take the first right hand turn after the bridge and proceed uphill where the driveway will be located on the lefthand side.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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