



Longridge Cottage



STAGS

Longridge Cottage

Golberdon, Callington, PL17 7NQ

Pensilva 2 miles - Liskeard 7.5 miles - Plymouth 18.5 miles

An impressive and well presented 4 bedroom home in a peaceful rural location with a further 2 bedroom detached cottage and approximately 3.8 acres in all.

- Private rural location
- Detached 2 bedroom cottage
- Abundance of nature
- Approximately 3.8 acres in all
- Freehold
- Character 4 bedroom cottage
- Mature gardens, paddock and woodland
- Range of outbuildings
- River frontage
- Council Tax Bands: F and Business Rated

Guide Price £950,000

SITUATION

The property is located near the village of Golberdon. The self contained moorland village of Pensilva is 2 miles away with it's post office/village store, health centre and public house. The east Cornwall towns of Callington 3 miles and Liskeard 7 miles offer a range of amenities including shops, schools to A-level standard and doctors', dentists' and veterinary surgeries, which serve this widely based rural community. Liskeard enjoys a mainline railway station with regular services to London Paddington via Plymouth and Exeter. The vast expanses of Bodmin Moor around Caradon Hill, the Cheesewring, Minions and Henwood are within 5 miles and one can enjoy some of the Westcountry's finest walking and riding over this spectacular moorland. The city port of Plymouth is 15 miles distant with its mainline railway station, deep water marina and regular cross channel ferry serving northern France and Spain.

MAIN HOUSE

A delightful 4 bedroom cottage with uPVC double glazing offering a wealth of charm and character throughout including beamed ceilings, flagstone slate flooring and fireplaces to name a few. The accommodation comprises a kitchen / dining room, sitting room, snug, conservatory, utility room and cloakroom. The first floor offers 3 double bedrooms and a 4th bedroom/ office, with bedroom 1 benefiting from an ensuite shower room and views to the rear across the garden. The first floor is completed by a family bathroom and useful airing cupboard.



COTTAGE

A charming 2 bedroom cottage with full residential use, which is being used by the current owners as a holiday let. The property is of stone construction and wood framed double glazing throughout. Front stable door into the sitting room with a beamed ceiling, wood burning stove and opens through to a uPVC conservatory / dining area. From the sitting room a doorway leads through to the kitchen / breakfast room with a door to the rear.

Stairs rise to the first floor offering a double bedroom with an aspect to the front, built in storage and an ensuite shower room, a further single bedroom with built in storage, and a bathroom. The side of the property is a useful utility room with external access.

OUTSIDE

The property is accessed via a private driveway which leads to Quarryman's on the left and then onto the main cottage with a large gravelled parking area to the front and a timber framed car port and log store. The properties grounds offer mature gardens with areas of lawn, a range of plants, shrubs and trees and a terraced area with a pergola providing the ideal space for outdoor dining. In addition to the formal gardens there is a paddock and woodland with river Lynher frontage and fishing rights.

A large detached timber outbuilding offers additional covered parking with doors to two workshops with light and power connected.

The property extends to approximately 3.8 acres in all.

SERVICES & INFORMATION

Mains electricity, private water via a well, private drainage via two septic tanks. Oil fired central heating and wood burning stoves. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Given the nature of the property and it's tranquil location alongside the river, although the property has a "Very Low" risk of flooding from rivers & sea, the property is shown to have a "High Risk" for surface water flooding. Previously, flooding has covered part of the rear garden, however the sellers have never experienced any water coming into the property during their ownership. For more information please contact the office and we advise buyers to also make their own enquiries.

VIEWINGS

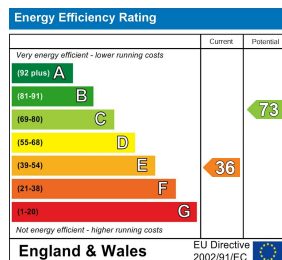
Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

What3words.com - [///sharper.wiggles.laugh](#)



A vibrant, high-resolution photograph of a rural landscape. In the foreground, a dense field of tall, bright green grass and weeds is visible. A narrow, light-colored dirt path winds through the field, leading towards the background. To the left, a rustic wooden fence with a red gate stands near some bushes. The background is filled with a thick forest of green trees under a clear blue sky with a few wispy clouds. The top of the frame is partially obscured by the dark, leafy branches of a tree, creating a natural frame for the scene.



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