



Golitha Cottage



# Golitha Cottage

St Neot, Liskeard, Cornwall, PL14 6RX

Liskeard 4.6 miles South Cornish Coast 11.6 miles Plymouth  
12.9 miles

A beautiful Cornish property with 6.75 acres of pasture and small woodland. Enjoying far-reaching rural and moorland views.

- No Onward Chain
- Well Stocked Garden
- Extensive Outbuildings
- Tenure: Freehold
- Delightful Rural Location
- Garages and Ample Parking
- Approximately 6.75 Acres
- Council Tax Band: E

## Guide Price £850,000

### SITUATION

This private and peaceful property is located 3.1 miles from the attractive moorland village of St Neot in an Area of Outstanding Natural Beauty. This thriving community supports places of worship, primary school, village hall and a local pub. The market town of Liskeard is approximately 4.6 miles away and offers a comprehensive range of amenities including schools to A-level, supermarkets, vets, dentists' and doctors' surgeries, and a mainline railway station with direct services to Penzance, Truro, Plymouth, Exeter and London Paddington. The A30 is 7 miles to the north, and the A38 is 2 miles to the south.

### DESCRIPTION

Immaculately presented Grade II listed home offering flexible accommodation over two floors. The property sits in approximately 6.75 acres of pasture with two small woods, useful outbuildings and far-reaching rural and moorland views. There are three meadows of which two are fully fenced and thus suitable for dogs, horses and other livestock. This property would also be suitable for small holders. Next to the property is Draynes Wood and Golitha Falls which is a Site of Special Scientific Interest (SSSI).



## ACCOMMODATION

Access to the property is via a glazed front door into a snug with woodburning stove. Off the snug is the principal sitting room with a woodburning stove on a slate hearth with granite surround. Next to the sitting room is a study with built in shelves and cupboards. Off the snug is a tiled shower room with shower, wc and wash hand basin. Next to this is a utility/boot room with a sink, space and plumbing for a washing machine, oil-fired boiler and access to outside washing lines. From the snug is a formal dining room with glazed door to each side of the house and steps down to another reception room, currently used as a music room leading to a sunroom with views of the garden. The fully fitted kitchen has a range of fitted units and cupboards with a granite worktop, sink unit, oil fired Heritage range stove, built in fridge freezer and space and plumbing for a dishwasher. Off the music room is a ground floor bedroom with en-suite comprising panel enclosed bath with a shower above, wc and vanity sink unit. Stairs from the snug lead to the first floor and two further bedrooms and family bathroom with panel enclosed bath, wc and wash hand basin.

## OUTSIDE

Access is via a private drive to a large gravelled parking area. To the south-west are single-storey outbuildings including two garages, a large workshop with extensive cupboards and work benches, and a potting shed. All the buildings have electric power; the workshop and one garage have 13 amp sockets. There is also a greenhouse with a heated seed bed. North-east of the property is a lawned area surrounded by trees and shrubs and a pisky hut with an indoor barbecue, seating for 15 people, electric lights and 13 amp sockets. Beyond this a large barn that has been divided with two dry storage rooms and an exercise room with sauna. All three rooms have electric lighting and heating. To the east are three flower meadows with a polytunnel, vegetable garden, fruit cage and field shelter.

## SERVICES

Private water and drainage, mains electricity and Solar panels. 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.

## VIEWINGS

Strictly by appointment with the vendors' Sole Agents, Stags.

## DIRECTIONS

Please note that your Sat Nav will NOT take you directly to the property. From Lancelston head south on the A30, take the exit at Bolventor. On entering Bolventor, take the first left, signposted St Cleer and follow this road through the Draynes Valley. After approximately 5 miles turn right, signposted Golitha Falls. Follow this lane for almost half a mile, where a driveway can be found on the left hand side at the crest of the hill. After 50 metres, take the left hand fork on the driveway and proceed to the gravel parking area next to the house. From Liskeard take the A38 and exit at the Moorswater Industrial Estate and follow the signs for Dobwalls. In the centre of the village at the double mini round about turn right on to Havett Road. At the end of this road turn right towards Minions and Commonmoor. In approximately 2 miles turn left to Golitha Falls and then left over the bridge. Follow this lane for almost half a mile, where a driveway can be found on the left hand side at the crest of the hill. After 50 metres, take the left hand fork on the driveway and proceed to the gravel parking area next to the house.

## what3words.com


Entrance Drive ///frosted.dimension.realm

House ///hazy.usages.ticked



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			72
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		45	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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