



Longridge Cottage



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Golberdon, Callington, PL17 7NQ

Pensilva 2 miles - Liskeard 7.5 miles - Plymouth 18.5 miles

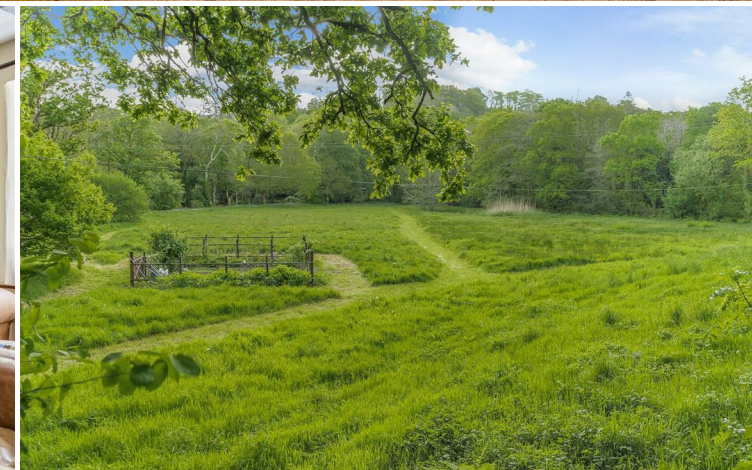
An impressive and well presented 4 bedroom home in a peaceful rural location with approximately 3.52 acres in all.

- Private rural location
- Mature gardens, paddock and woodland
- Range of outbuildings
- River frontage
- Freehold
- Character 4 bedroom cottage
- Abundance of nature
- Approximately 3.52 acres in all
- Carport & Workshops
- Council Tax Bands: F and Business Rated

Guide Price £595,000

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.



ACCOMMODATION

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.

OUTSIDE

The property is accessed via a private driveway which leads to the 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 3.52 acres in all.

SERVICES & INFORMATION

Mains electricity, private water via a well, private drainage via a septic tank. 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



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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	36
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2190 sq ft / 203.4 sq m (excludes carport & vehicle port)
Outbuilding = 382 sq ft / 35.4 sq m
Total = 3350 sq ft / 311 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1230662. © nchecon 2025.