



Quarrymans Cottage



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Golberdon, Callington, PL17 7NQ

Pensilva 2 miles - Liskeard 7.5 miles - Plymouth 18.5 miles

A charming and well presented 2 bedroom detached cottage in a rural location

- Private rural location
- Mature garden
- Off road parking
- Freehold
- 2 Bedrooms
- Character features
- Abundance of nature
- Council Tax Bands: Business Rated

Guide Price £325,000

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. The vast expanses of Bodmin Moor around Caradon Hill, the Cheesewring, Minions and Henwood are within 5 miles.

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. To the side of the property is a useful utility room with external access.

The property is accessed via a private driveway which leads to the property, with an area of parking to the front. The gardens are mainly laid to lawn with mature trees and shrubs, and a patio for outdoor dining.

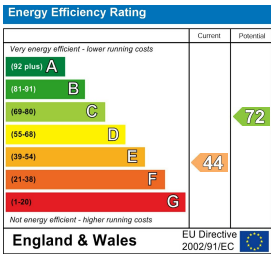
Mains electricity, shared private water via a well, private drainage via a septic tank. Oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected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

Viewings: Strictly by prior appointment with the vendor's sole appointed agents, Stags. Directions: What3words.com - [///bluff.embers.brother](https://www.what3words.com/)





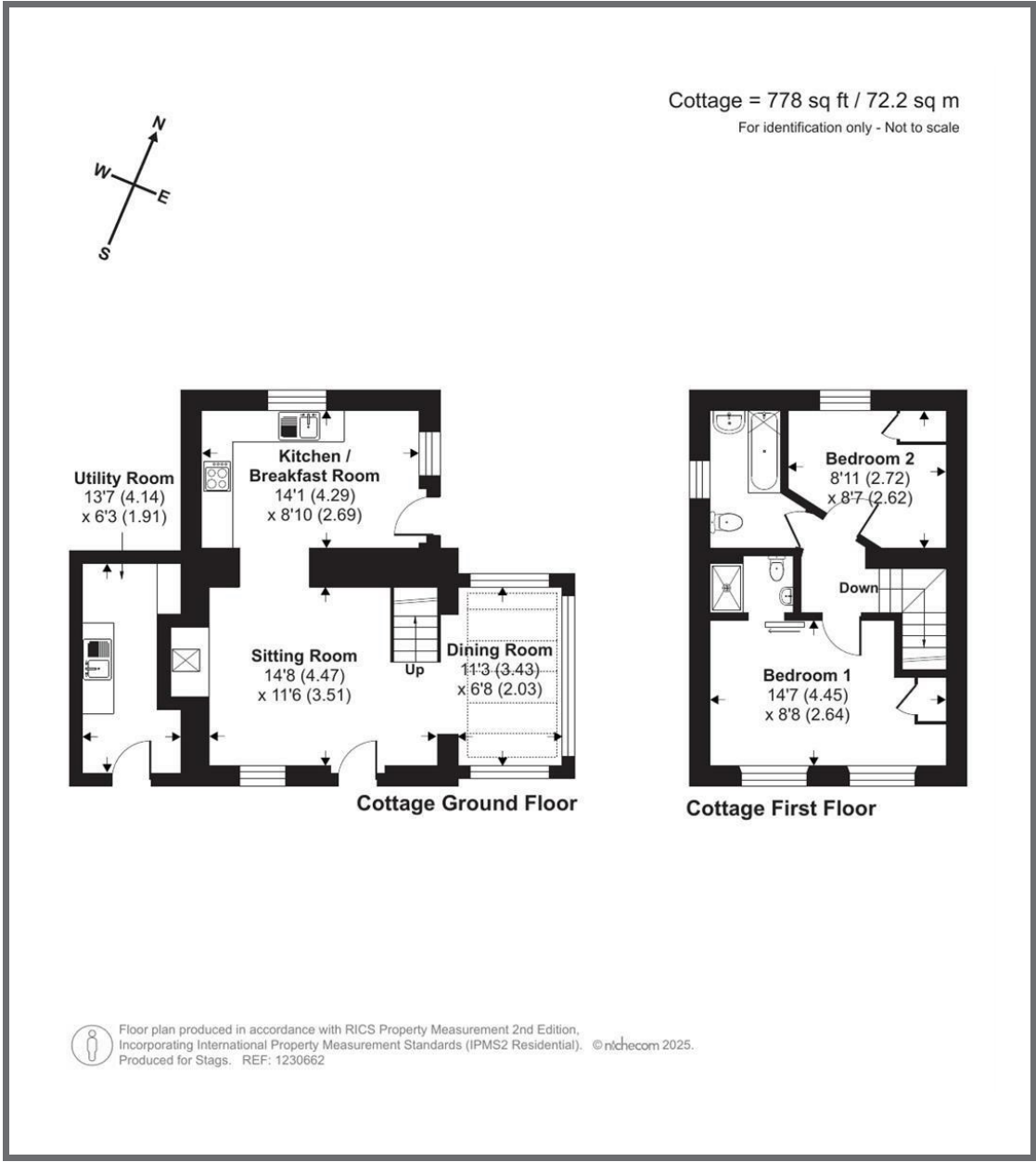
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