



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/)





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.



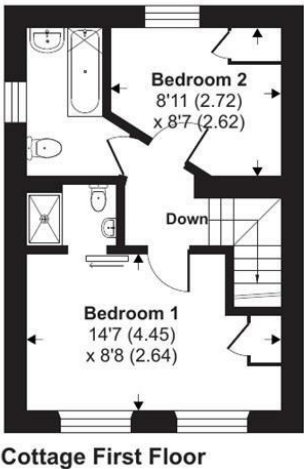
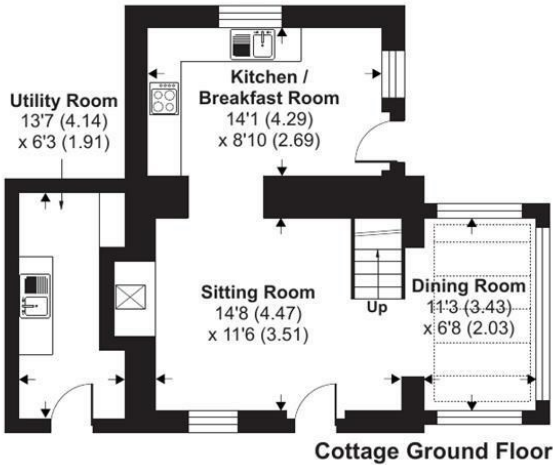
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Cottage = 778 sq ft / 72.2 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). © nidecom 2025. Produced for Stags. REF: 1230662



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