



D. R. Kivell  
COUNTRY PROPERTY

Frogwell Mill  
Callington, Cornwall



## Frogwell Mill, Callington ,Cornwall, PL17 7HL

**Callington** 2 miles · **St Mellion Golf Course** 4.6 miles

**Launceston** 12 miles · **Tavistock** 11 miles · **Plymouth** 16 miles

 4 Bedrooms  2 Reception Rooms  5.60 Acres  EPC E52

Charming and characterful Grade II listed 4 bedroom country house in an easily accessible valley setting. Adjoining 3 storey mill and separate traditional barns with potential. Lawned gardens, 4.65 acres of paddocks. River frontage and fishing rights on the river Lynher.

Frogwell Mill is situated in a small quiet rural hamlet which is 2 miles south-west of Callington which offers day to day facilities with individual shops, supermarket, health, educational and recreational facilities. Launceston is 12 miles to the north with a variety of shops, supermarkets and a range of educational facilities and easy access to the A30. Tavistock is 11 miles to the north east and Plymouth is 16 miles to the south east where there is a comprehensive range of shopping & leisure facilities.

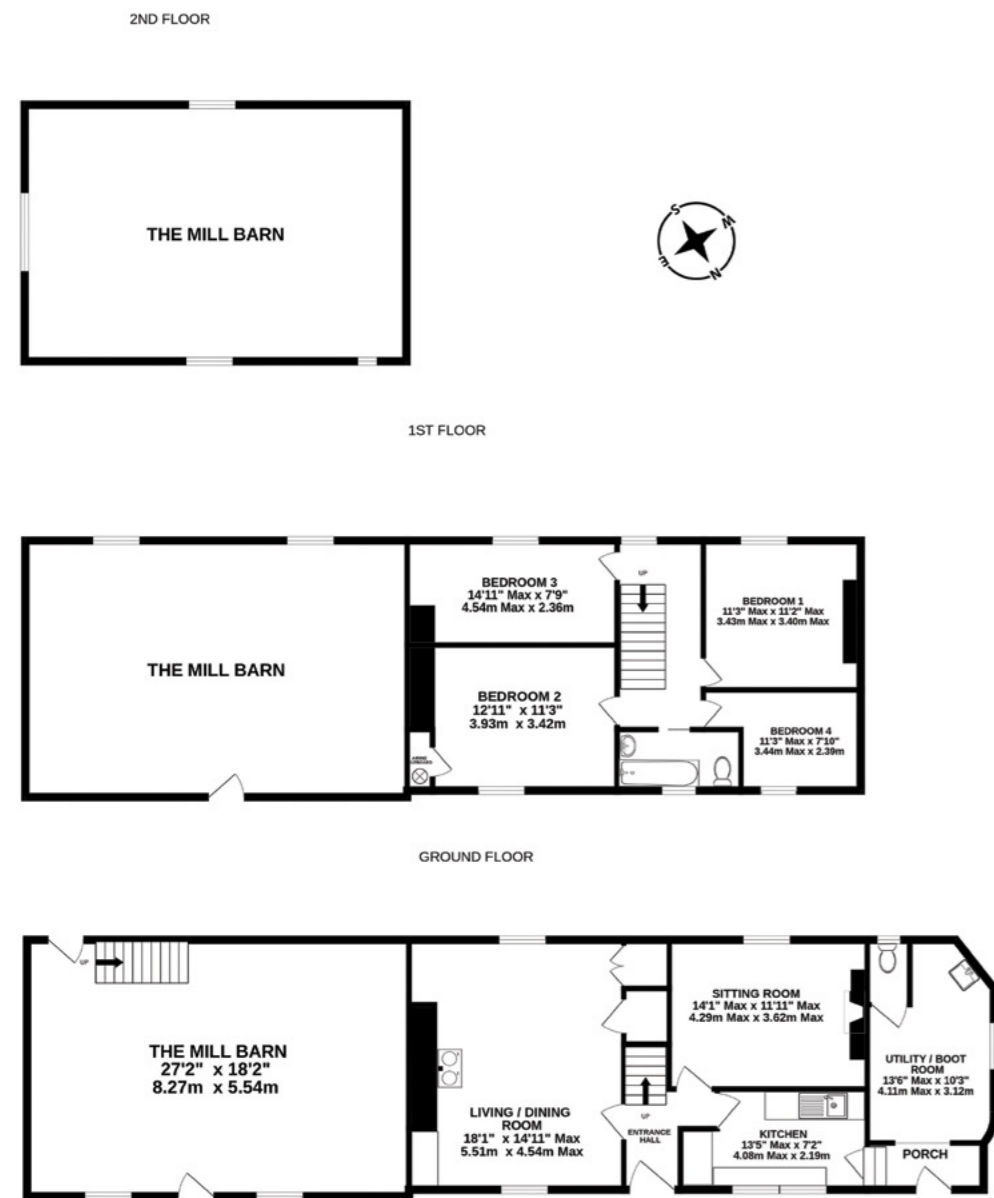
A charming and characterful grade II listed 4 bedroom former mill house in a valley setting with good road access. Adjoining three storey former mill with annexe / multi-generational living potential, traditional barns and a garage. Enclosed lawned gardens, 4.65 acres of paddocks and 425 metres of the river Lynher with fishing rights.

The property is accessed off the quiet parish road over a tarmac drive leading past the front of the house and garage. The drive continues into a concrete yard with traditional barns and access to the paddocks.

The accommodation briefly comprises: Entrance Hall; half height wood panelled wall, staircase to first floor. Living / Dining Room; A dual aspect room windows to the front and rear, window seat, beamed ceiling, multi fuel Rayburn providing the domestic hot water and a radiator in sitting room, built in storage cupboards. Sitting Room; coal fire with tiled surround, sash wooden window and window seat overlooking the land. Kitchen; fitted wall and base units, stainless steel sink, slate shelving, window with wooden shutters. Porch; Stable door to the front, Utility / boot room; Butler's sink, window to the side, plumbing for washing machine, Cloakroom; w/c.

On the First Floor: Landing; window overlooking the land, Bedroom 1; a double room, window to the rear overlooking the land, Bedroom 2; a double bedroom, built in airing cupboard, Bedroom 3; a double room with views over land, Bedroom 4; a single bedroom, Family Bathroom; sliding door, half height tiled walls, wall mounted fan heater, bath, w/c and wash hand basin.





## Gardens

At the front of the house is a terraced lawned garden interspersed with specimen shrubs and trees. A path leads to the rear lawned garden, enclosed within wooden picket fencing, interspersed with specimen shrubs, trees and there is a natural water feature. There are views across the land to the river and surrounding countryside.

## Buildings

**Former Mill:** 8.27m x 5.54m (27'1" x 18'2")

Adjoining the main house is a 3-storey former mill barn which provides storage and workshops and has the potential for conversion to annexe or to incorporate into the main house subject to the necessary planning consent. Wooden stable door opens into ground floor; slate flagstone floor, exposed beams, 2 windows to the front, pedestrian access to the rear. First floor; wooden floorboards, dual aspect with windows to the front and rear, stairs to: second floor; exposed 'A' frames and beams, windows to the front and rear.

**Open fronted Garage:** 5m x 3.47m (16'4" x 11'4")

Block construction, concrete floor metal profile roof

**Traditional Shippen Barn:** 4.24m x 8.98m (13'10" x 29'5")

**Store:** 3.05m max x 3.91m max (10'0" max x 12'9" max)

**Adjoining Single Storey Traditional Barn:** 7.65m x 2.61m (25'1" x 8'6")

**Traditional Barn:** 3.37m x 7.08m (11'0" x 23'2")

Loft above

**Single Storey Storage Building:** 2.64m x 10.80m (8'7" x 35'5")

## The Land

Accessed from the yard and entrance drive, the land extends to approximately 4.65 acres of level paddocks enclosed within tree lined hedges. A natural stream runs through the land and the river Lynher runs along the southern boundary.





### Services

#### Water

Private Spring / Mains

#### Drainage

Private Septic Tank

#### Electricity

Mains

#### Heating

Solid Fuel Rayburn / Open Fire

#### Telephone & Broadband

Openreach Connection

#### Council Tax Band

Band B

### Local Authority

**Cornwall Council**, County Hall, Treyew Road, Truro, Cornwall TR1 3AY.  
0300 1234 100.

### Viewing Arrangements

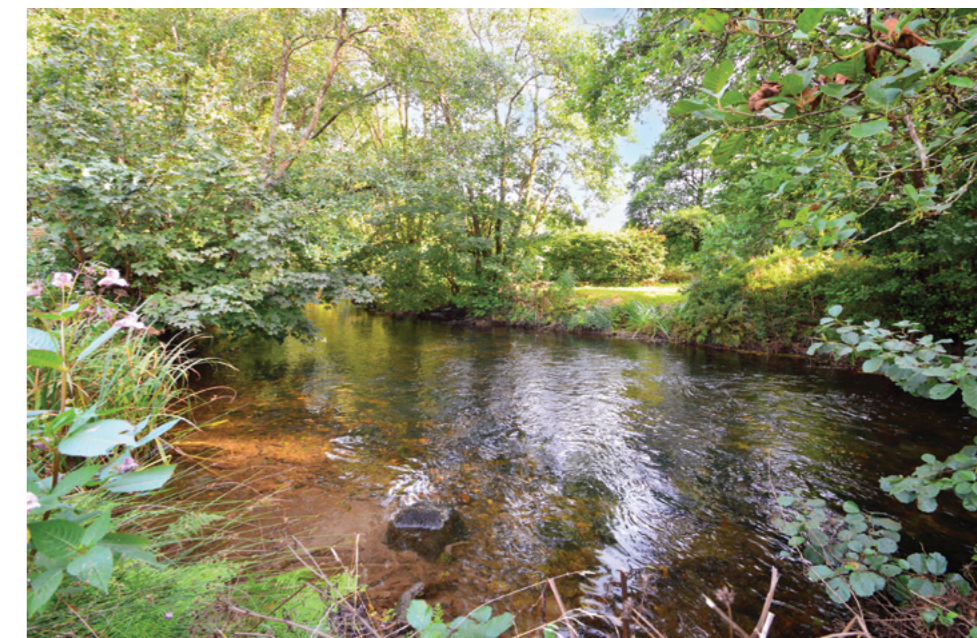
Strictly by arrangement with D. R. Kivell Country Property. Tel: 01822 810810.

### Directions

From the A30 at Launceston take the exit and take the A388 to Callington. Proceed through Callington towards Saltash. At the roundabout join the A390 towards Liskeard, proceed to the next roundabout and take the 1st exit. Continue for approximately 1 mile and immediately before the river bridge turn right. Follow this road for approximately 0.1 mile and The Mill will be found on the left.

### Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.







DRK



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