

Berrio Cottage | Golberdon | Callington



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Guide Price £405,000



Overlooking the Lynher Valley is this charming detached 2 bedroom cottage (not listed), that's found in fantastic condition both inside and out! The cottage has a sitting room with a multi fuel wood burner and a separate ground floor study. Outside there is a large driveway for several vehicles, detached garage and formal garden. Furthermore there is a beautiful copse area enjoying elevated views.

You step into a porch with a door into a small hallway. To one side is a front aspect kitchen/breakfast room with a fireplace housing a multi fuel wood burner. There are a range of units plus a useful walk in pantry/utility cupboard. The sitting room is also front aspect with another fireplace with multi fuel wood burner. Adjoining the sitting room is what was originally a piggery but now a study area with a vaulted ceiling.

On the first floor are 2 front aspect double bedrooms and a family bathroom. The master bedroom enjoys a fantastic view and has the benefit of built in wardrobes. Bedroom 2 is another double bedroom with a built in wardrobe and en ensuite WC. The family bathroom has a matching 3 piece suite that includes a shower over the bath.

The cottage is approached through 5 bar wooden gates that open onto a large driveway for several vehicles or perhaps a motor home. To one side of the driveway is a wooden detached garage with power and light. The front garden is a great size enclosed to 2 sides by a stone wall and is currently laid to lawn with a range of mature shrubs and plants. There are 2 outside seating areas enjoying the sunny position. To the side of the property steps rise up above the cottage to a feature copse area with a variety of deciduous trees. This area is currently left for wildlife to enjoy but has a range of native plants including wild ferns, bluebells and wild garlic. An unmade path takes you to the top of the site where there is a level area enjoying views of the Lynher Valley and over an adjoining pasture paddock.



- Charming detached cottage
- 2 double bedrooms
- Sitting room with multi fuel woodburner

- Separate ground floor study
- Well presented both inside and out
- Large driveway with garage and ample parking

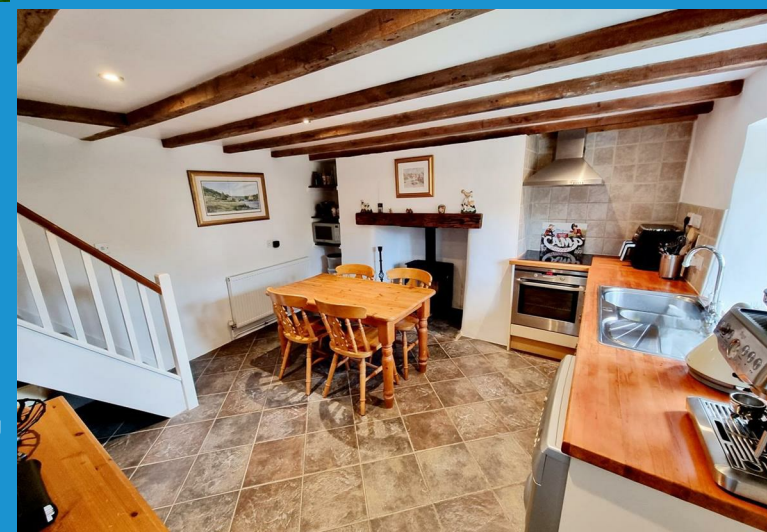
- Formal garden with lawns
- Separate copse area with elevated views

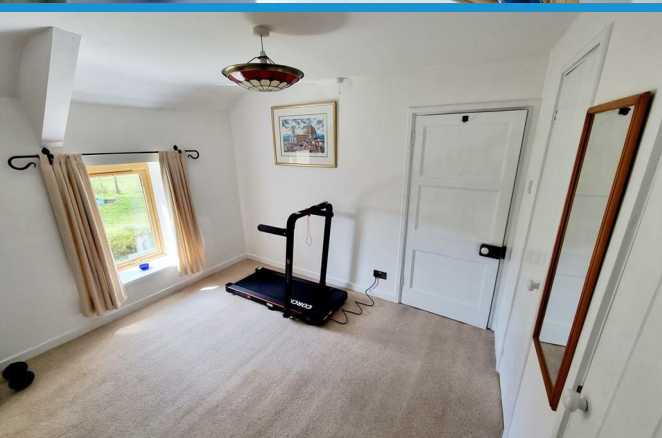
Situation

The cottage is in a semi rural position a short drive away from Golberdon. Golberdon is a peaceful village located 6 miles North West of Callington. General amenities can be found 2.5 miles away in the neighbouring village of Pensilva or 3 miles away in the town of Callington. The village is situated between two Areas of Outstanding Natural Beauty, Bodmin Moor and the Tamar Valley. The City of Plymouth is accessible from the village and there is also access to the North Cornish coast. Nearby market town of Callington offers a further range of facilities both local and national facilities and a good road network both North and South.

Directions

You enter the village of Golberdon passing the Parish Hall on your left hand side. Continue through the village down the hill and take the second right hand turning. Follow this road for a short distance where the property will be seen on your right hand side. What3words 'carbonate.diverged.chip' will take you directly to the property.





Kitchen/Breakfast Room
12'11" x 12'9" (3.94m x 3.89m)

Pantry
8'1" x 4'1" (2.48m x 1.25m)

Sitting Room
12'7" x 11'1" (3.86m x 3.40m)

Study
12'9" x 6'5" (3.91m x 1.96m)

Bedroom 1
13'1" x 10'9" (3.99m x 3.28m)

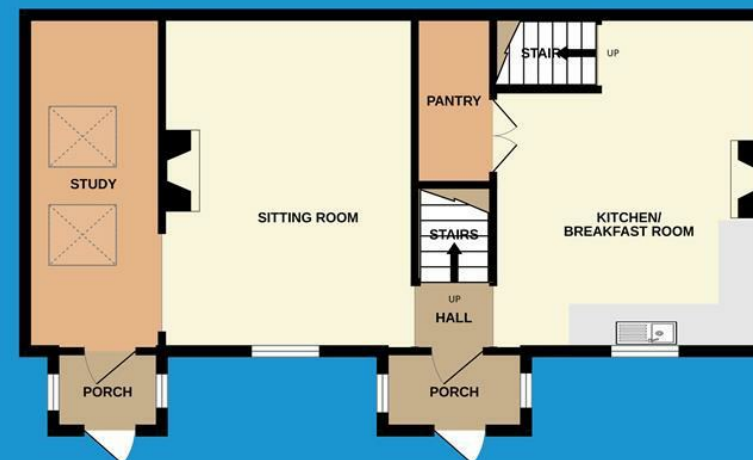
Bedroom 2
10'5" x 9'8" (3.20m x 2.95m)

Bathroom
7'6" x 7'2" (2.29m x 2.19m)

Services
Mains electricity.
Private water and drainage.
Council Tax Band B.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

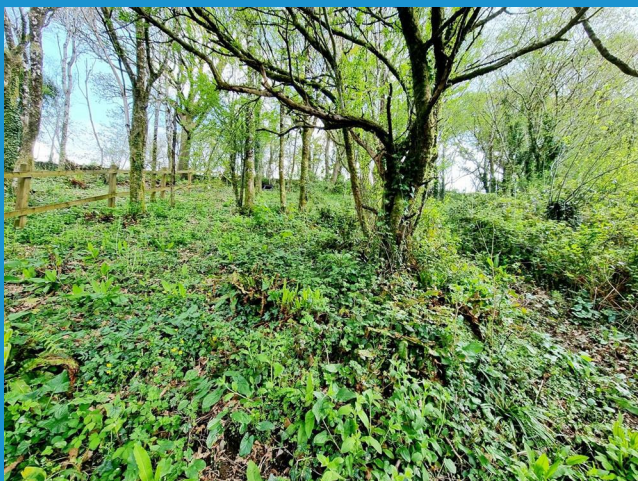
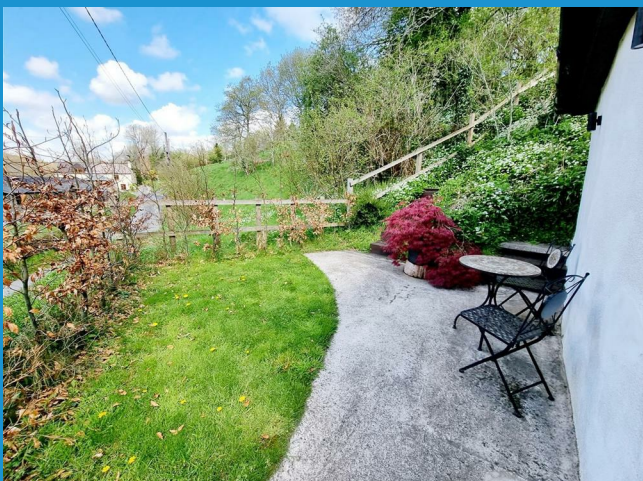
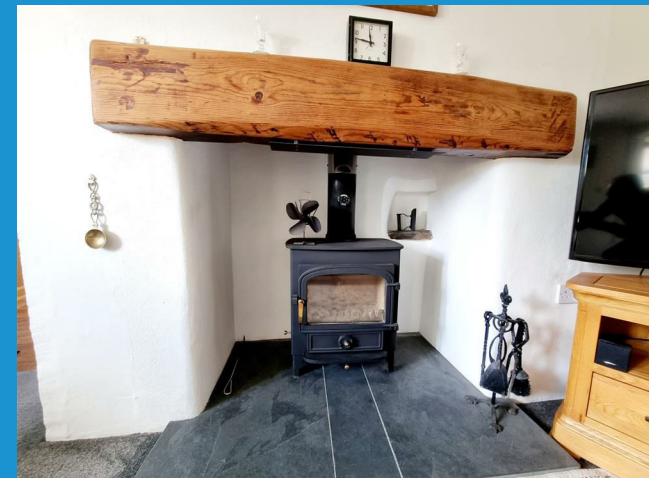
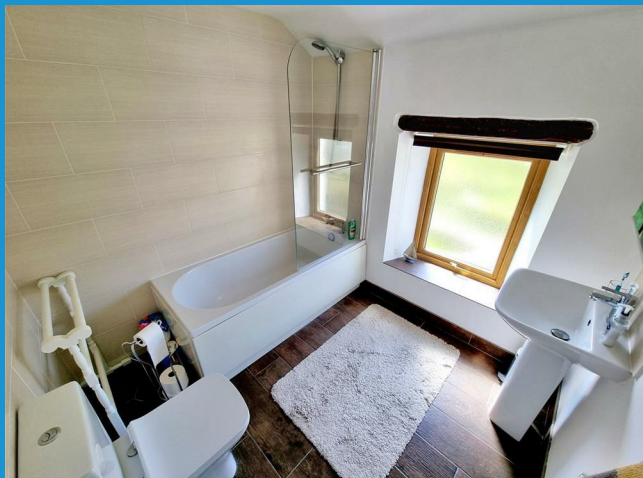


First Floor





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.