



Glen Silva Farm





**SITUATION** Set in an Area of Outstanding Natural Beauty with no near neighbours and stunning views to the East, situated between the villages of Golberdon and Pensilva. At Pensilva there is a general store catering for day-to-day needs and primary school.

A more comprehensive range of shopping facilities can be found at Liskeard, Callington or Launceston. Plymouth City Port is 16 miles to the south with deep water marina and regular ferry crossings to Northern France and Spain.

The renowned St Mellion Golf Club is 8 miles away and the majestic Bodmin Moor is nearby for stunning scenery and miles of moorland walks.

**DESCRIPTION** A rare combination of peace, privacy and stunning outlooks with the opportunity to embrace a lifestyle seldom found in today's modern world. The centrepiece to this rural smallholding is a beautifully presented 3-4 bedroom, period-style farmhouse built in 2004. The property as a whole has been subject to considerable investment by the current vendors to create a tranquil haven for all who visit.

The farmhouse accommodation is illustrated on the floorplan and briefly comprises a showpiece kitchen with Aga, utility room, dining room, sitting room and study/bedroom 4. The ground floor is laid out to create a seamless space for entertaining overlooking the spectacular valley view.

The first floor has 3 bedrooms and a contemporary bathroom. The main bedroom suite has an en suite shower room with adjoining dressing room and both the main bedroom and Bedroom 3 enjoy private balconies to sit out on and enjoy the peaceful views.

In addition to the farmhouse is Christmas Cottage, an unrestricted, fully furnished, luxury cottage with inverted, 2 bedroom accommodation, a private patio and hot tub. Sivel Cottage, a fully furnished 1 bedroom studio with a private patio area and hot tub, and WeTwo, a fully equipped Shepherd's Hut overlooking pasture land with hot tub and covered seating area.

All 3 'turn-key' properties are successfully let via AirBNB with future bookings for 2024.



**OUTSIDE** The property is approached from a quiet parish lane to a private tarmac drive which leads down to the farmhouse, cottages, large stable block/ tractor shed with an enclosed workshop, two greenhouses and log store.

The farmhouse is sited to overlook the peaceful valley and enjoy the breathtaking views over its adjacent land which enjoys colour throughout the year with a delightful mix of mature shrubs and trees including azaleas, palms and a monkey puzzle tree.

The vendors have created a stunning covered platform to be used as an entertaining/outdoor dining space complete with woodburner. It enjoys open rural views across the valley and the most spectacular, restorative chance to observe the variety of wildlife that frequent the lower laurel area and woodland.

Sivel Wood has approximately 13 acres of deciduous woodland where the vendors have created 2 circular walks to enjoy various areas of interest, including the workings of an 1857 former silver-lead mine. To the rear of the property is approximately 8 acres of well-fenced pasture paddocks, ideal for horses or a few head of young stock.

The property in all extends to approximately 23 acres.

**SERVICES** Mains water and electricity. Private drainage. Private well water available. Oil fired central heating to farmhouse & electric heating to cottages. Broadband available: FTTC. Mobile phone coverage: Visit Ofcom website. Council tax band: D. EPC bands: C, E & E. Full EPCs available on request. Please note the agents have not inspected or tested these services.

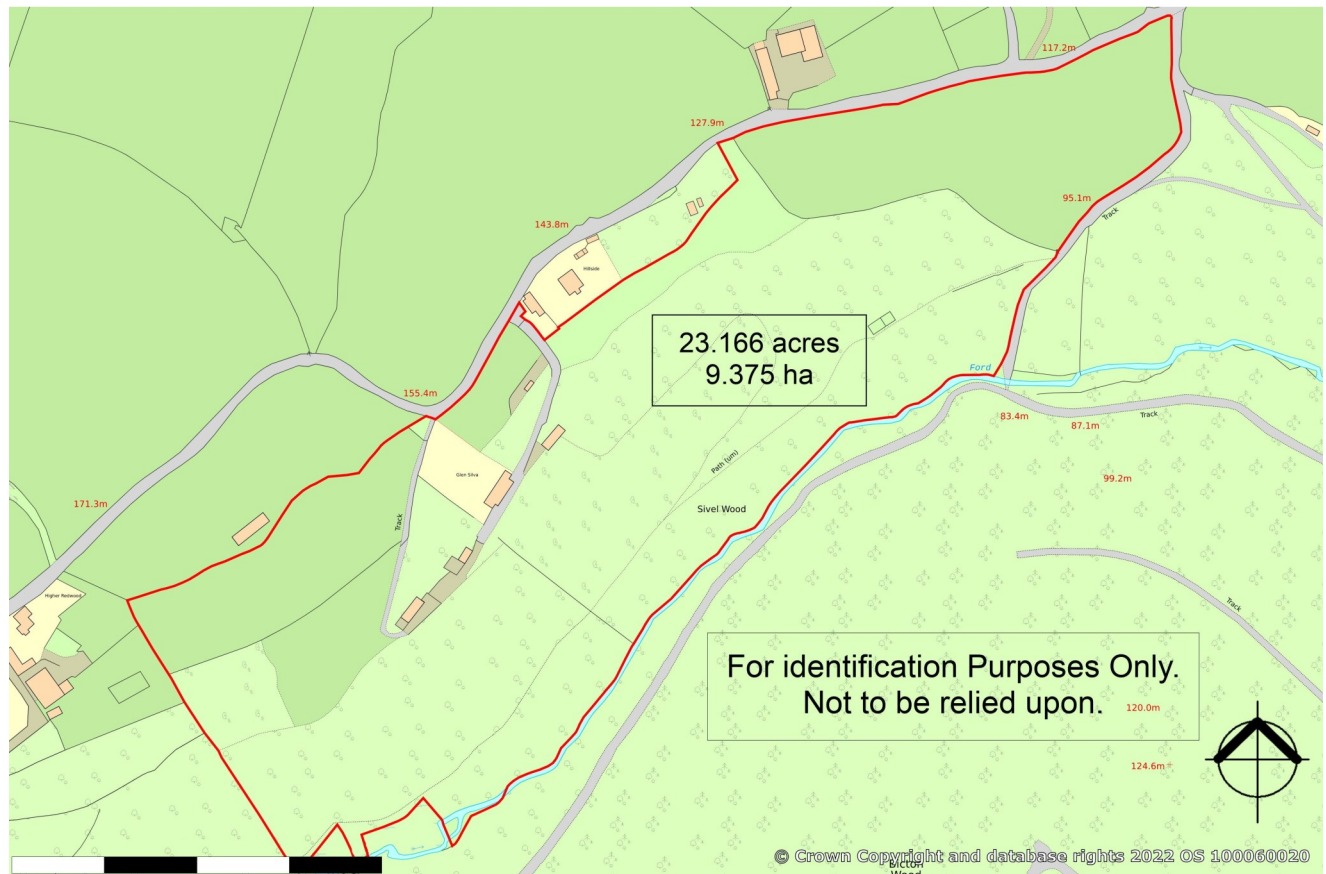
**VIEWINGS** Strictly by prior appointment with David J Robinson Estate Agents and Auctioneers. Hosted virtual viewings are available for the farmhouse only.

**DIRECTIONS** From Pensilva village, next to the Victoria Inn, take the turning signed to Golberdon. Follow the lane for almost a mile where the property will be found on the right hand side.

From the A388, in Callington town, take the junction signposted to Golberdon and follow the road through Maders. Take the next turning left to Golberdon and continue through the village. The property can be found on the left hand side after almost 1.5 miles.

Sat Nav: PL14 5RL.

What3Words: ///circulate.foal.apron.



# Glen Silva Farm

Golberdon Road, Pensilva,  
Liskeard, Cornwall, PL14 5RL

Callington 5 miles—Launceston (A30) 12 miles -  
Plymouth 20 miles—South Cornish Coast 14 miles

- Hosted Virtual Viewings Available
- Impeccably Presented 3-4 Bedroom Farmhouse
- 2 x Self-Contained & Fully Equipped Luxury Cottages
  - Shepherds Hut with Hot Tub
  - Workshop/Stables
- Ideal for Holiday Income Opportunity or Extended Family
  - Accessed Over Long Private Drive
  - EPCs C & E and Council Tax D
    - 23 Acres In All



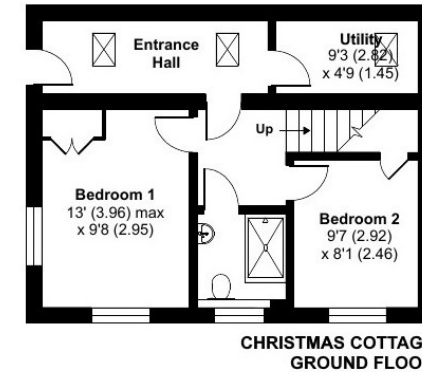
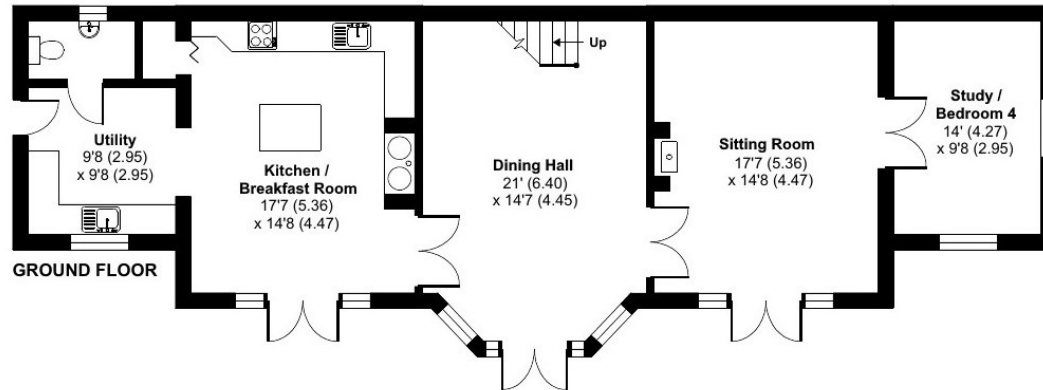
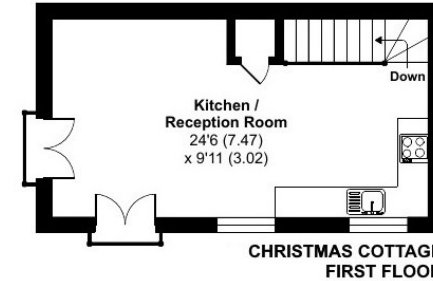
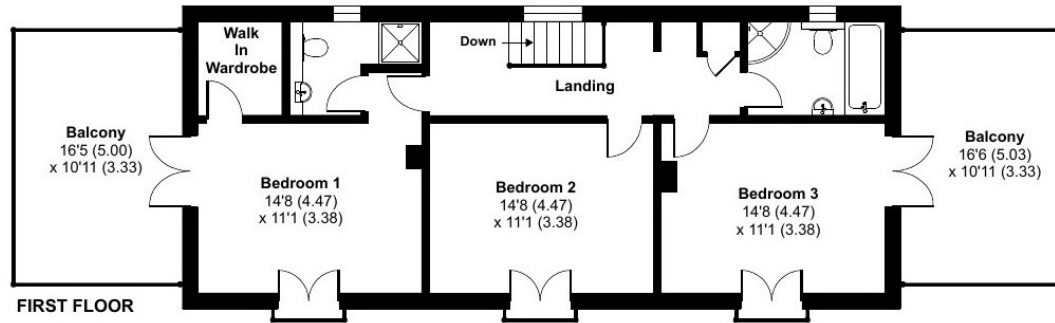
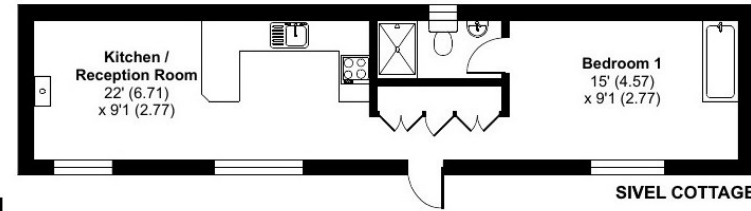
**“An exciting opportunity to purchase a small country estate in a stunning setting with glorious views and no near neighbours in a convenient location in South East Cornwall ”**

**Guide Price £1,500,000 Freehold**



**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS

Approximate Area = 1935 sq ft / 179.7 sq m (excludes carport)  
 Cottages = 1209 sq ft / 112.3 sq m  
 Total = 3144 sq ft / 292 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 923143

For more information or to arrange a viewing, please contact us:

**T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk**



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

