



**Glebe Cottage, South Hill
Callington, Cornwall, PL17 7LP**

Guide Price £495,000 Freehold





A much improved remarkably spacious detached cottage with building plot, in a peaceful rural location

- No Immediate Neighbours
- Stunning Rural Views
- 4 Bedrooms (1 En Suite)
- Kitchen/Dining Room
 - Lounge
- Building Plot with PP for Detached Dwelling
- Gardens & Grounds of 0.4 Acres
 - EPC E & Council Tax D

SITUATION Enjoying an appealing rural location some 3 miles from the self-contained town of Callington which offers a variety of shops and supermarkets together with doctors, dentists and veterinary surgery, educational facilities and sporting clubs.

The city port of Plymouth is 18 miles to the south with department stores, University, mainline railway station to London Paddington, deep water marina and regular ferry crossings to northern France and Spain.

11 miles to the north is the former market town of Launceston which provides access to the A30 which links the Cathedral cities of Truro and Exeter. At Exeter there is a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport.

DESCRIPTION A detached 1920s block built former farmworkers cottage which has been subject to considerable expenditure and improvement by the current vendor and could be configured to provide additional accommodation for a dependent relative. The property has the added benefit of planning permission for a detached dwelling within the grounds.

The accommodation is illustrated on the floorplan overleaf and comprises: part glazed front door opening into entrance lobby/snug with a decorative fireplace containing a Range and under stairs store cupboard housing the base level oil fired boiler. Door into the dining room with window to the rear and opening into the double aspect kitchen with stunning views over the garden to farmland and Kit Hill beyond. There is a range of fitted base level shaker style units with oak worktops over, wood effect ceramic tiled floor, Range cooker, 1½ bowl underset Belfast sink with



mixer taps, integral dishwasher and fridge. Door into utility room with wood effect ceramic tiled floor, wash hand basin, space and plumbing for washing machine and tumble dryer, built-in shoe storage and door to the garden.

From the inner hallway stairs rise to the first floor and door into lounge with fireplace and French doors to the rear garden. Door into a bedroom/reception room with window to front aspect and door leading to side vestibule (partially completed) with separate entrance door, kitchenette area (not fitted) and shower room with wash hand basin, walk-in shower cubicle with electric shower and WC.

The first floor landing has access to the loft space and doors to all rooms comprising a master bedroom suite enjoying stunning views over

surrounding countryside, en suite bathroom with walk-in shower cubicle, low flush WC and freestanding bath and door into dressing room/bedroom. Bedroom 2 enjoys stunning views to rear garden and farmland beyond with bedroom 3 enjoying views over farmland to Bodmin Moor. The family shower room comprises low flush WC, pedestal wash hand basin and walk-in shower cubicle.

OUTSIDE To the front of the property is a small garden area with stone walling and pedestrian gate to the road. There is a parking area for several vehicles leading to a detached double garage with power and light connected and workshop to the rear.

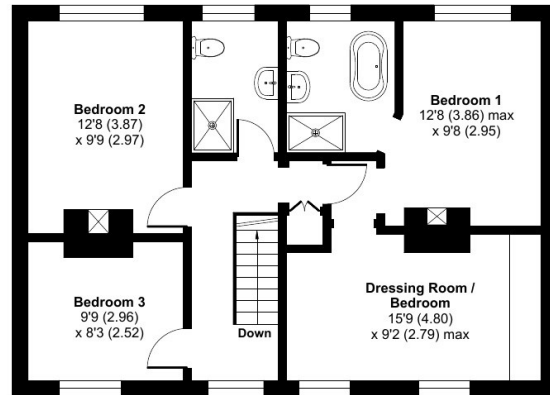
The gardens are predominantly to the rear of the

property, laid mainly to lawn with well-defined hedge and fence boundaries, far reaching rural views, polytunnel and fruit cages.

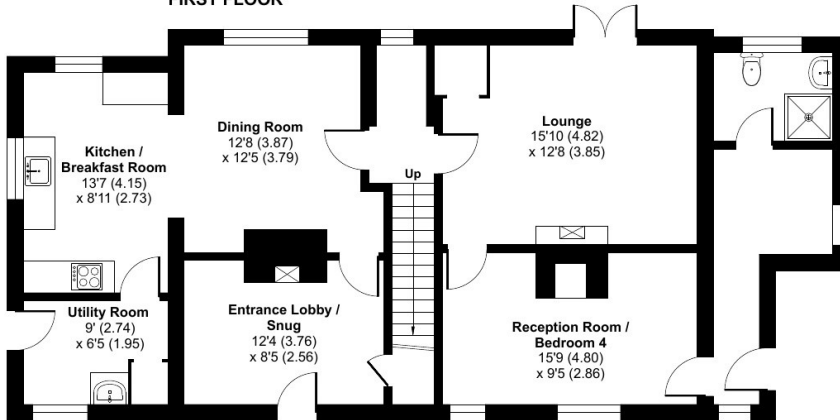
AGENT'S NOTE There is planning permission in part of the garden for construction of a single detached dwelling - Planning Permission Number PA25/02106 from Cornwall Council dated 15 May 2025. Planning permissions and drawings are available electronically online.

SERVICES Mains water and electricity. Private drainage (Septic Tank). Oil fired central heating. Double glazed throughout. Council Tax Band D. Full EPC documentation is available on request. Broadband: FTTP. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

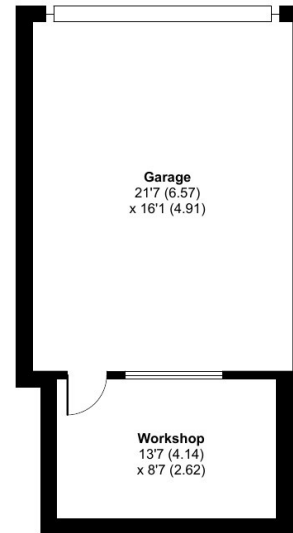
Approximate Area = 1750 sq ft / 162.5 sq m
 Garage = 471 sq ft / 43.7 sq m
 Total = 2221 sq ft / 206.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1394956



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