



# Forge Cottage

Lower Metherell, Callington, Cornwall, PL17 8BJ

KIVELLS

# *Forge Cottage*

Lower Metherell, Callington, Cornwall, PL17 8BJ

Auction Guide Price **£150,000**

Three bedroom detached property

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Rural and quiet location

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Enclosed garden

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Double garage and off road parking

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## Description

Set in the heart of the peaceful rural village of Lower Metherell, this spacious three-bedroom property offers an exciting opportunity for buyers looking to create a bespoke home. Requiring modernisation throughout, the property boasts generous room sizes and a well-proportioned layout, providing excellent potential to reconfigure or update to suit modern living.

Externally, the property sits on a great-sized plot with gardens that would benefit from landscaping and improvement, offering ample space to create an attractive outdoor area, perfect for relaxation or entertaining. The quiet, rural setting enjoys a sense of privacy and tranquillity, while still being within easy reach of local amenities and transport links.

Ideal for those seeking a project property in a desirable countryside location, this home presents a rare opportunity to add value and create a property tailored to individual taste.



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## Accommodation

Entrance via a wooden door with obscure glazed panelling leading into:-

### Porch

Dual aspect having wooden single glazed windows to the front and side elevations, wooden door with obscure glazed panelling inset leading into:-

### Hallway

Doors off to ground floor rooms, stairs rising to the first floor, built in storage cupboard, uPVC double glazed window to the front elevation.

### Kitchen

Dual aspect having uPVC double glazed window to the front elevation, wooden single glazed window to the rear elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl sink and drainer with mixer tap over, space for freestanding cooker with under counter space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer.

### Sun Room

Dual aspect having uPVC double glazed window to the side and rear elevation, uPVC door with obscure glazed panelling inset leading to the rear garden.

### Ground Floor Cloakroom

Obscure wooden double glazed window to the rear elevation, low-level W.C, pedestal wash hand basin with individual taps, partially tiled, heated towel radiator, access to attic via loft hatch.

### Dining Room

Single glazed window to the rear elevation, wooden beams to ceiling, built in storage cupboard, electric storage heater.

### Living Room

uPVC double glazed window to the side elevation, electric storage heater, wooden beams to ceiling, woodburning stove with wooden mantle and stone hearth.

### First Floor

Doors off to all first floor rooms, uPVC double glazed window to the rear elevation, electric storage heater, access to attic via loft hatch.

### Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views beyond.

### Bedroom

uPVC double glazed window to the front elevation, built in wardrobe.

### Bathroom

Obscure uPVC double glazed window to the rear elevation, low-level W.C, bath with panelled surround and individual taps having an electric shower over and glazed shower screen, pedestal wash hand basin with individual taps, chrome heated towel radiator, built in storage cupboard, tiled floor to ceiling.

### Bedroom

uPVC double glazed window to the front elevation, electric storage heater, built-in wardrobes.





## **Auction Venue & Date**

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th May 2026 at 7pm.

## **Registration**

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th

June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

## **Online Bidding**

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

## **Buyer's Administration Fee**

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

## **Solicitor**

Ms Anna Darcy, GA Solicitors, 25 Lockyer Street, Plymouth, PL1 2QW. 01752 203522

## **Auction Payment**

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

## **Local Authority**

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

## **Easements, Wayleaves, Rights of Way**

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

## **Boundaries**

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the

boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

## **Plan of the Land**

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

## **Land Plan**

Not to scale and for identification purposes only.

## **Guide Prices**

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

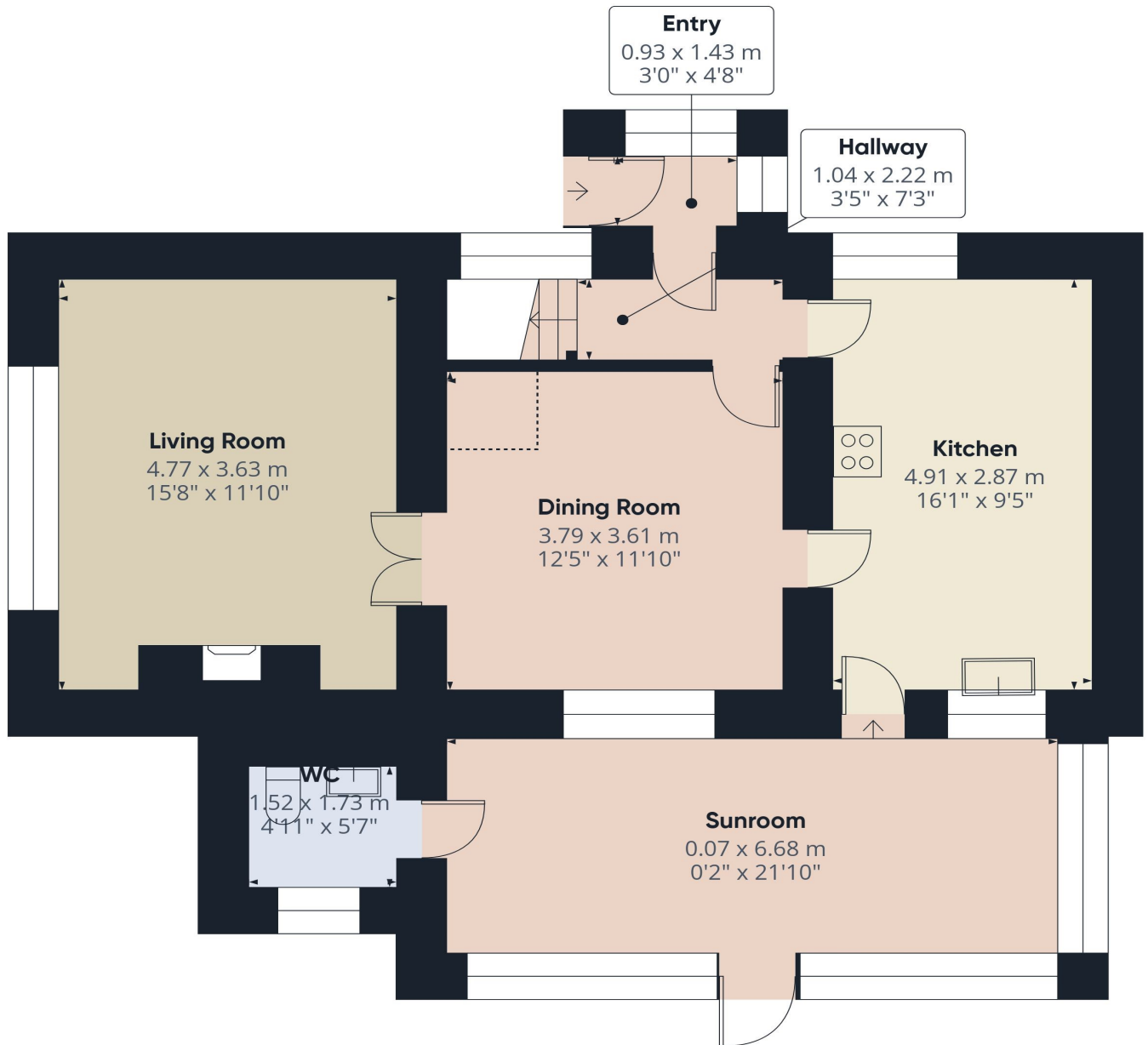
Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.



# Floor Plan



**Approximate total area<sup>m</sup>**

71.2 m<sup>2</sup>  
766 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

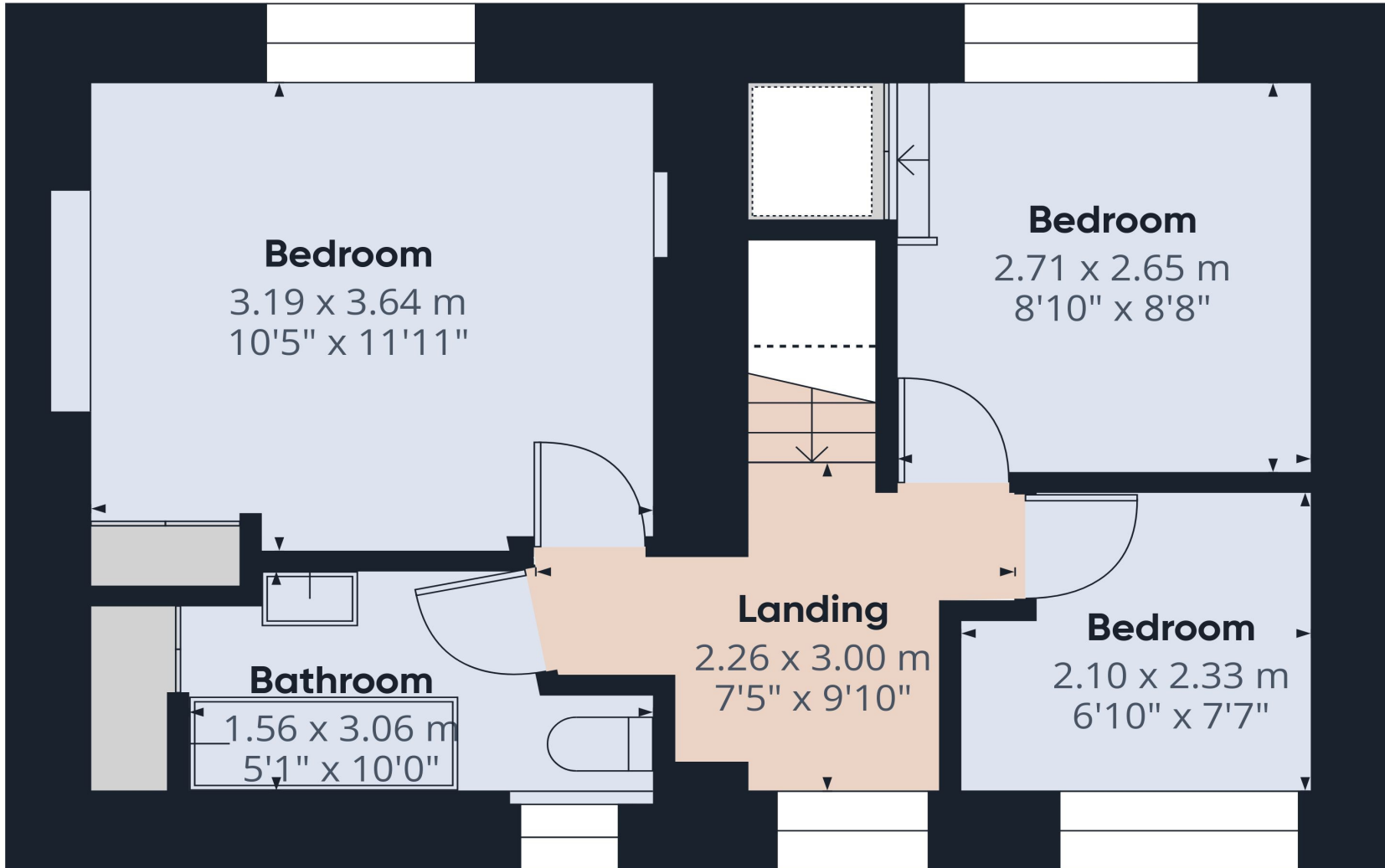
Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

Floor 0





**Approximate total area<sup>(1)</sup>**  
 34.7 m<sup>2</sup>  
 374 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

## Outside

Forge Cottage is approached via a tarmac driveway providing off road parking for multiple vehicles leading to a detached double garage providing further off road parking or potential for a range of uses.

To the rear elevation the enclosed garden is laid to lawn with an area of paved patio creating a space for alfresco dining and entertaining.

An array of mature flowering trees and shrubs are positioned within the garden and offers a fantastic space for landscaping.





## Services

Mains electricity, water and drainage.

 EE Rating - E

 Council tax band - D

 Directions

What3Words - hazy.spouse.decimal

## Virtual Tour

<https://tour.giraffe360.com/57a95ab60bcb4410889e8321a3f5c2ce>

Tenure - Freehold

## Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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Kivells Estate Agents, 6-7 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE

📞 01579 345 543

✉ [liskeard@kivells.com](mailto:liskeard@kivells.com)

🌐 [kivells.com](http://kivells.com)

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