



**Berrio Farm, Golberdon,
Callington, Cornwall, PL17 7NL**

Guide Price £725,000 Freehold





Spacious detached farmhouse in a tranquil rural location with no near neighbours and outstanding views

- 3 Bedrooms
- Kitchen/Breakfast Room
- 2 Reception Rooms
- Stunning Garden Room
- Adjoining Pasture Paddocks
- Range of Useful Outbuildings
- In All About 4.8 Acres or Thereabouts
- EPC D & Council Tax E

SITUATION The property is situated on the edge of the peaceful, yet accessible, village of Golberdon in the heart of the rolling south-east Cornish countryside. The small rural village of Pensilva is under 2 miles away with a Post Office/General store catering for day-to-day needs. Callington is 4 miles away with more comprehensive facilities, including a Tesco supermarket, doctors, dentist and veterinary surgery together with educational and sporting facilities.

Bodmin Moor is 4 miles away while the South Cornish coast is 16 miles away.

Liskeard is 8 miles to the south providing a mainline railway station serving London Paddington (via Plymouth). To the north is Launceston, which provides access to the A30, linking the cathedral cities of Truro and Exeter.

The city port of Plymouth is 22 miles away.

DESCRIPTION A spacious and attractive detached family home, believed to have been built over 250 years ago with local stone beneath a rendered colour washed finish and slate tiled roof with the benefit of a more modern extension. The accommodation is clearly illustrated on the floorplan and briefly comprises: part glazed door into entrance hall with stairs rising to first floor, slate-tiled floor with doors into dining room with engineered oak floor, feature fireplace and storage cupboard. Glazed double doors open into the triple aspect lounge with engineered oak floors, fireplace with inset wood burner set on slate hearth and patio doors opening to rear garden.

From entrance hall, a step-up leads to the breakfast room with slate tiled floor, exposed ceiling beams and opening into the kitchen with a range of base and wall units with granite worktops, tiled splashbacks, induction hob with extractor hood over and electric oven beneath,



oil-fired Sandyford range cooker, underset ceramic sink and plumbing for dishwasher. Utility room with stainless steel sink, plumbing and space for appliances, door into shower room with low flush WC, corner shower and vanity wash hand basin. Stunning garden room with stable door to rear of the house and sliding patio doors to extensive landscaped terrace, ideal for al fresco dining, and enjoying outstanding views over the surrounding area and countryside.

Upstairs landing with linen cupboard. Bedroom 1 with dressing area and en suite shower room with curved corner shower, low flush WC, vanity wash hand basin and window to rear aspect. Bedroom 2 enjoys views over the rear aspect. Bedroom 3 has window to front aspect and inset wardrobe. Family bathroom comprises a

jacuzzi style bath, pedestal wash hand basin, low flush WC and Velux window.

The Old Pigsty has been adapted by the current vendor and comprises an open plan lounge/kitchen area, shower room and bedroom.

OUTSIDE Accessed from a quiet parish road via a part tarmac and concrete track leading to the parking area for several vehicles with a further gravelled area for a motorhome/caravan.

The yard leads to a range of outbuildings, including a detached home office with power, light and an internet connection, as well as an open-fronted carport with concrete floor and a timber workshop, both with power and light. Additional storage barns, workshop and store.

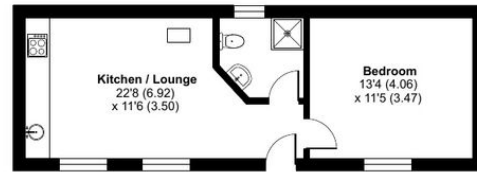
To the rear of the property is an extensive lawned area, a former vegetable garden and access to the adjoining pasture paddock with well defined hedge and fence boundaries. There is also a small woodland area. An infrequently used footpath runs along the driveway to the hamlet of Trewoodloe to the north.

The land in all extends to approximately 4.8 acres (or thereabouts).

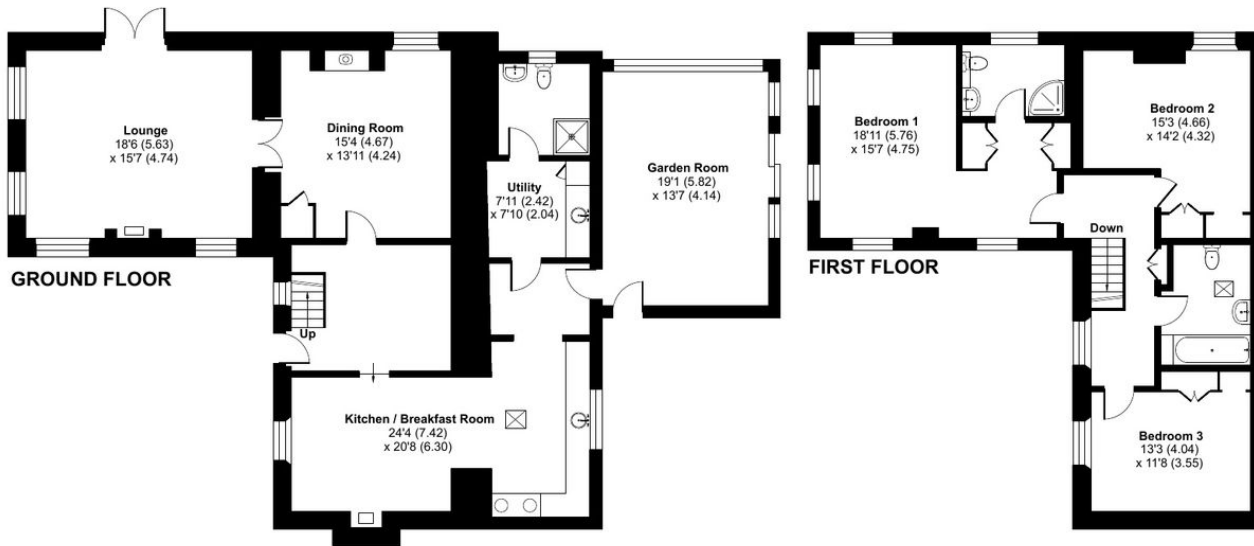
SERVICES Mains electricity and water. Private drainage system (Septic Tank). External oil-fired boiler for central heating and hot water. Double glazing throughout. Full EPC document is available on request. EV Charging point. Broadband connected: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.



Approximate Area = 2358 sq ft / 219 sq m
 Outbuildings = 1811 sq ft / 168.2 sq m
 Total = 4169 sq ft / 387.2 sq m
 For identification only - Not to scale



THE OLD PIGSTY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1466444

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