



**Caradon House, Uphill,
Callington, Cornwall, PL17 7PB**

Guide Price £575,000 Freehold





A charming period Farmhouse and detached cottage set in peaceful rural hamlet with views to Bodmin Moor

- No Onward Chain
- 4 Bedroom Farmhouse
- 3 Reception Rooms
- Detached 1 Bed Cottage
- Stone & Slate Barns with Potential (stp)
 - In All About 0.621 Acres
- Additional Land By Separate Negotiation
 - EPCs F & F & Council Tax E

SITUATION Located in the peaceful rural hamlet of Uphill, a mile from the village of Rilla Milll, with its well respected village pub, The Manor House Inn. Day to day facilities can be found at either Callington (7 miles) or Launceston (9 miles). At Launceston there is access to the A30 which links the cathedral cities of Truro and Exeter. Plymouth is 20 miles away with its deep-water marina and regular ferry crossings to northern France and Spain. Bodmin Moor lies to the south of the property offering excellent walking and outdoor pursuits.

DESCRIPTION A most impressive link-detached historic stone and granite farmhouse, which has been considerably updated by the current vendor whilst retaining many original period features along with a recently renovated 1 bed detached cottage. Both properties are presented in excellent decorative order throughout. The farmhouse was built in the 1870s, together with a range of stone and slate outbuildings offering considerable potential (subject to the necessary planning permissions).



The accommodation is illustrated on the floorplan and briefly comprises: front door opening into the dining room with attractive flagstone floors, alcove window to the front aspect and fireplace. A door opens into an inner vestibule with stairs to the first floor, understairs storage cupboard and doors into the kitchen and study, which is dual aspect with slate floor. From the dining room door into the lounge, which also has a flagstone floor, window to the front aspect and a granite fireplace with wood burner set on a granite hearth.

The recently refitted kitchen has a range of base units with laminated work surfaces, inset stainless steel sink with mixer taps and 4-ring induction hob with electric oven beneath. Original chimney breast housing the oil-fired Rayburn for hot water. Flagstone floors, window seat, glazed door to the rear garden and door into a cloakroom with low flush WC. The utility room has matching units, sink, space and plumbing for washing machine, base-level fridge/freezer and base-level oil boiler.



The first floor is approached via switchback stairs with original stained glass window on the half landing. From the main landing doors lead to the bedrooms; three enjoy stunning views over farmland to Caradon Hill and Bodmin Moor. The fourth bedroom has views to the rear aspect. There is a store cupboard/dressing room and shower room comprising walk-in shower cubicle with electric shower, low flush WC, vanity wash hand basin and airing cupboard.

WOODMAN'S COTTAGE The charming former woodman's cottage is ancillary accommodation to the main dwelling. It has been completely renovated by the current vendor and comprises an open plan lounge/kitchen with inglenook fireplace with original cloam oven and houses a multi-fuel burner. The kitchen area has a range of base-level units with sink and induction hob with electric oven under. To the first floor is a double bedroom with views to Bodmin Moor and

spacious en-suite with low flush WC, wash hand basin and corner shower cubicle. Attached to the cottage is a wood store, with power and light connected.

OUTSIDE To the front is a useful lay-by providing off-road parking for one vehicle and access through a side gate to the garden. There is a pretty front walled garden with a path to the front door. The gardens lie mainly to the side of the property with well-defined boundaries. A pathway leads to a concrete yard providing parking for several vehicles. There is a further garden to the rear with wall and hedge boundaries and mature shrubs. 5-bar gate to extended lawned garden/pony paddock.

OUTBUILDINGS A range of most useful outbuildings including two traditional barns, one two-storey and one single storey constructed of stone and granite. There is also a chicken run/aviary and open-fronted

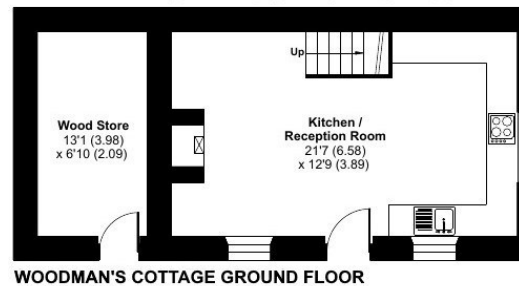
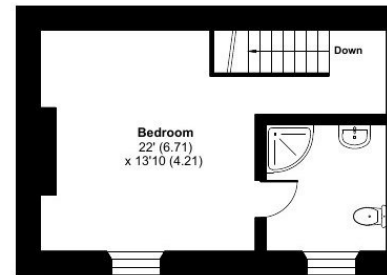
garden store. The property extends to 0.621 acres (or thereabouts)

AGENT'S NOTE Opportunity to purchase 0.5 acres and large G.I shed. There are two planning applications within the vicinity: one for the conversion of a barn, which has been approved under application number **PA23/07101** and a further permission in principle for new build under application number **PA23/09394**. There is the opportunity to purchase the plots together with the house and cottage as a whole. Please contact the Agent for further details.

SERVICES Mains water and electricity. Private drainage (shared with one other property). Double glazed throughout. Oil fired central heating. Broadband: Mobile 4G broadband (Fibre broadband in proximity). Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.



Approximate Area = 2067 sq ft / 192 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1293501

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

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