



**1 Tremollett Cottages,
Bray Shop, Callington, Cornwall, PL17 8PZ**

Auction Guide Price £50,000—£75,000 Freehold





A rare opportunity to purchase a period cottage requiring total renovation in a village location

- Sale by Public Auction – 10 March 2026
 - 2 Bedrooms
 - Upstairs Bathroom
 - Lounge
 - Kitchen with Scullery
 - Small Front Garden
- In Need of Complete Renovation
 - EPC G & Council Tax A

METHOD OF SALE The property is to be sold by Public Auction (unless sold prior) on Tuesday 10 March 2026 at 6.00pm at The Guild Hall, Launceston, Cornwall, PL15 7AR. The property will be sold subject to an undisclosed reserve and the vendor reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve.

The winning bidder will need to deposit 10% of the purchase price (or a minimum fee of £5,000 whichever is the greater) on the date of the auction. Completion will take place 28 days later (or earlier by mutual agreement). Failure to complete will constitute a breach of contract.

All buyers must register with the Auctioneers **prior to** or **on the day** of the Auction. Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction, therefore the bidder will be required to provide 2 forms of identification at the Auction, a photo ID (passport or

driving license) and proof of address (recent utility bill or bank statement dated within the last 3 months, not a mobile phone bill). If the property is being purchased through a business we will need to see proof of the company's registration through Companies House and ID for all directors.

SITUATION Located less than 4 miles from the town of Callington with its range of shopping and educational facilities, together with doctors, dentists and veterinary surgery. To the north is the former market town of Launceston which provides access to the A30 trunk road linking the Cathedral cities of Truro and Exeter. The city port of Plymouth is 18 miles to the south with deep water marina and regular ferry crossings to northern France and Spain.

DESCRIPTION A charming end of terrace 2 bedroom cottage in need of total renovation.

The accommodation is illustrated on the floorplan and briefly comprises: front porch with plant shelf



and glazed door into the lounge with stone fireplace and wooden mantel over, exposed ceiling beams and steep open-tread staircase to the first floor. Door into former kitchen with exposed ceiling beams, tiled floor, stone fireplace with cloam oven and Rayburn (not working). Archway into the scullery with tiled floor, sink unit. Door into rear hallway with glazed door to the outside and cloakroom with low flush WC and pedestal wash hand basin.

Upstairs there are a pair of double bedrooms with windows to the front aspect enjoying attractive views to farmland and Bodmin Moor beyond. Small ante-room with window to rear aspect leading to the bathroom comprising a panel-enclosed bath, low flush WC and pedestal wash hand basin

OUTSIDE To the front is a small enclosed garden area with pathway leading to front door.

VENDOR'S SOLICITORS Messrs WBW Solicitors, Westgate, Launceston, Cornwall, PL15 9AD. Tel: 01566 772451. Email: rebeccastanbury@wbw.co.uk

LEGAL PACK An auction pack will be available to view at this office or contact WBW Solicitors, who will be able to send out the auction pack electronically.

It is the purchaser's responsibility to inspect the legal pack, make all necessary enquiries, take legal advice and conduct any surveys prior to the auction date.

SERVICES Mains water and mains electricity. Private drainage (shared). Council tax band A. Full EPC document available on request. For broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Block viewings will take place strictly by prior appointment with the Auctioneers, DJR Estate Agents & Auctioneers. Please contact the office for dates and times.

DIRECTIONS

Sat Nav: PL17 8PZ

What3Words: ///slings.practical.amaze

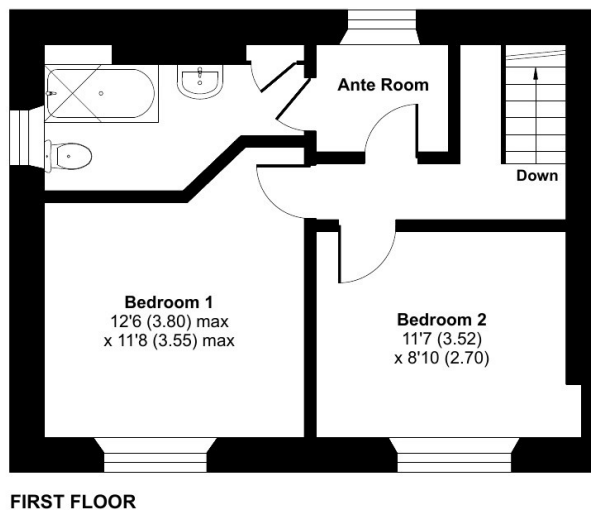
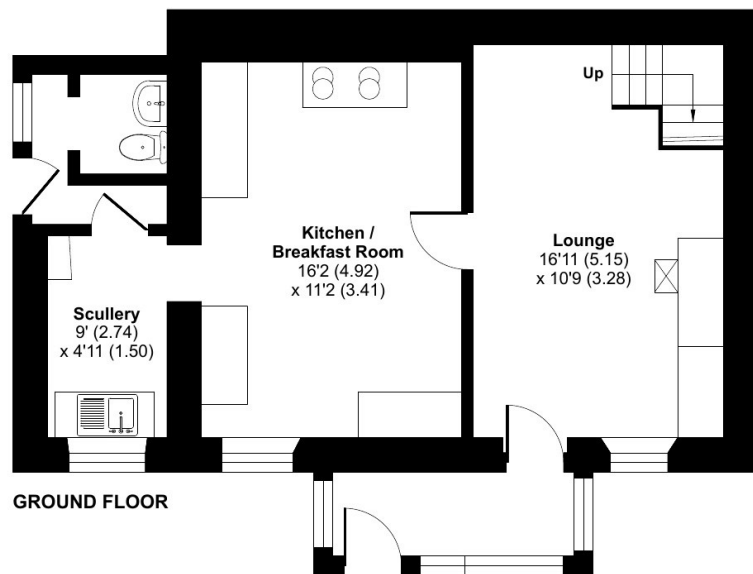
* Definition of Guide & Reserve

- Guide Price(s) are an indication of the seller's expectation.
- Reserve Price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.



Approximate Area = 912 sq ft / 84.7 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). © nñchecon 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1363188

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

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