



Golberdon, Callington
PL17 7ND



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Guide Price £420,000

The property is located in the village of Golberdon, which has a Parish Hall for the active community, children's playground and community allotments. Day to day amenities can be found 2.5 miles away in the neighbouring village of Pensilva, or 3 miles away in the town of Callington.

- Imposing Detached House in Village Setting
- Versatile and adaptable accommodation
- Large Lounge and Kitchen/Dining room
- 3 DOUBLE Bedrooms
- Pretty Cottage style Gardens
- Garage/Workshop and additional Parking



An opportunity to purchase this imposing period property originally believed to date back to 1856 which has been in the same family for generations. The property is entered via the Sun room which has a pleasant outlook across the front garden and is an ideal spot for morning/afternoon coffee. An opening then leads through to the good size lounge which was originally two rooms. The main feature here is the stone and slate fireplace set on a tiled hearth with wooden mantle above. From here stairs rise to the first floor, useful under stairs storage cupboard and the room faces to the front aspect. An internal door gives access into the Hallway with a Cloaks hanging cupboard. The Study is suitable for persons working from home or as a home office. An external side entrance door opens to Vestibule and then to the Hallway. The Shower room/Utility which is always a popular choice has plumbing and space for a washing machine, a shower cubicle housing the shower, wash hand basin and a velux window faces the rear. There is a storage cupboard with shelving and a separate Toilet including a low level WC. From the hallway an internal door leads into the Kitchen/Dining room. The kitchen area has a range of wall and base units with square edged work surfaces and drawer space. Four ring Flow Gas hob with an extractor over, eye level oven, plumbing and under unit space for a slim line dishwasher and space for a fridge. A window faces the rear with a pleasant outlook across nearby fields. The Dining area has space for table and chairs and further reception furniture if required.

On the first floor the Landing gives access to the remaining accommodation. Bedroom 1 is a double bedroom which is light and spacious, with wardrobes and large windows enjoying a pleasant outlook. Bedroom 2 is a double bedroom again facing the front with a large window. Bedroom 3 is a further double bedroom which faces to the side with distant countryside views. To finish the Shower room comprises of an over sized shower cubicle housing the Electric Shower, heated towel rail, modern vanity unit with shaped sink. There is a double sized Airing cupboard which houses the hot water tank.



OUTSIDE

The property is approached via an entrance gateway. The gardens are primarily to the front and consist of shaped lawns, spring/summer flowering borders, planted rockery, mature shrubs and trees. There is a patio terrace in front of the Sun room, a garden pond which is a haven for wildlife, greenhouse, stepping stones and an arch way and gate provide access to the side area which has a further paved terrace. There is an out building which has water and is divided into 2 rooms which would make an ideal potting shed or storage room. From here steps lead down to a large Workshop/ Garage, with an up and over door. There is power and light, an inspection pit, and a rear door. A pathway leads down to a covered parking bay and there is a further parking space in front of the garage.

Services: Mains Electric, Water and drainage. Oil fired central Heating.

Council Tax: According to Cornwall Council the Tax Band for the property is E.



Golberdon, Callington , PL17

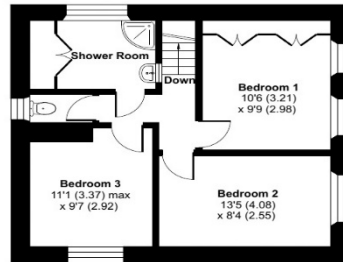
Approximate Area = 1344 sq ft / 124.8 sq m

Garage = 763 sq ft / 70.8 sq m

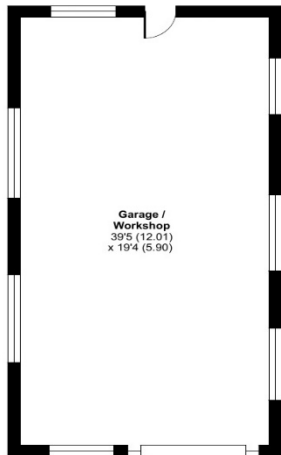
Outbuilding = 123 sq ft / 11.4 sq m

Total = 2230 sq ft / 207 sq m

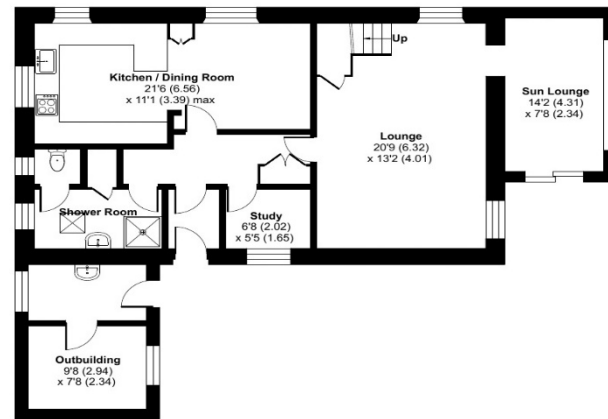
For identification only - Not to scale



FIRST FLOOR



GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nōchecom 2026. Produced for Dawson Nott Ltd. REF: 1441519

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

