



**Churchtown House, Linkinhorne
Callington, Cornwall, PL17 7LY**

Guide Price £695,000 Freehold





A charming, spacious residence with separate annexe in a peaceful yet accessible rural hamlet.

- 4 Bedroom Farmhouse
- Farmhouse Style Kitchen/ Breakfast Room
 - 2 Reception Rooms
- 1 Bedroom Detached Annexe
 - Cottage Style Gardens
 - Timber Shed & Polytunnel
 - About 0.887 Acres In All
 - EPC E and C & Council Tax E

SITUATION Enjoying an appealing rural location some 4 miles from the self-contained town of Callington with supermarkets, doctors, dentist and veterinary surgery together with educational facilities and sporting clubs.

The city port of Plymouth is 18 miles to the south with department stores, university, mainline railway services to London Paddington, deep water marina and regular cross-channel ferry service to northern France and Spain.

Launceston is 9 miles to the north with access to the A30 which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport.

DESCRIPTION Having been the cherished home of the current vendors for the last 24 years, the property comprises a spacious cottage and an

attached 1 bedroom, zero business rated annexe, ideal for a dependent relative or independent teenager.

The accommodation is illustrated on the floorplan and briefly comprises: a part-glazed entrance door into study/ living room with exposed ceiling beams, feature granite fireplace with granite hearth and a woodburner. Door to lounge with exposed slate floors, magnificent stone and granite fireplace with cloam oven, woodburner and window with bench seat to front aspect. Door into farmhouse-style kitchen/dining room with range of base-level units, slate worktops, under-set ceramic sink, plumbing and appliance space for washing machine, appliance space for dual-fuel range cooker, matching island units with slate worktops, exposed slate floors, fireplace recess with feature glazed skylight and stairs rising to first floor. Door into conservatory with further door leading to a rear courtyard area. Door into utility room with base-



level oil-fired boiler, appliance space for American fridge/freezer, larder cupboard and deep slate sill window to rear aspect.

Upstairs there is a landing with doors to all rooms and an airing cupboard. The master bedroom has patio doors opening to a rear decked area, door into en suite shower room with walk-in shower cubicle, low flush WC, vanity wash hand basin and vaulted ceiling. There are 3 further bedrooms and a family bathroom suite comprising double bath with inset shower and glass screen, low flush WC, and mosaic tiled walls.

The annexe, known as 'Tucked Away', is an impressive detached stone and slate barn with inverted accommodation, business rated and has an air source heat pump. Entrance hallway with tiled

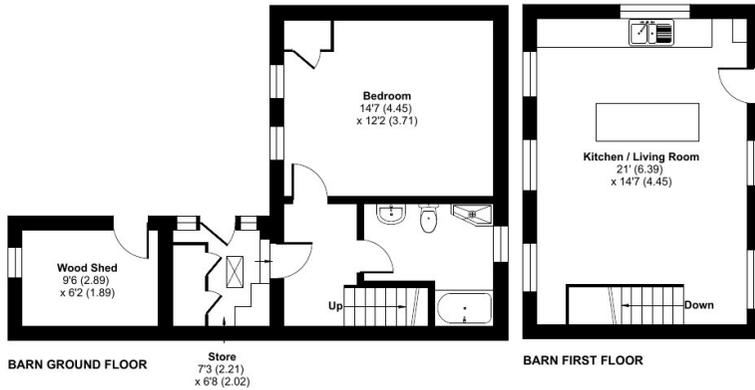
floor, airing cupboard and part-glazed door into entrance vestibule with stairs rising to first floor and a door into spacious double bedroom with shelved wardrobes and a pair of windows to front aspect. The bathroom comprises a panel enclosed double bath with side-mounted taps, walk-in shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail and underfloor heating.

Upstairs there is an open plan, triple aspect lounge/kitchen with seating and dining area. The kitchen area has a range of base and wall mounted units with laminated work surfaces over, inset stainless steel sink with mixer taps and single drainer, appliance space for washing machine and exposed wood floor. A door opens to external steps which lead down to an attractive private garden area.

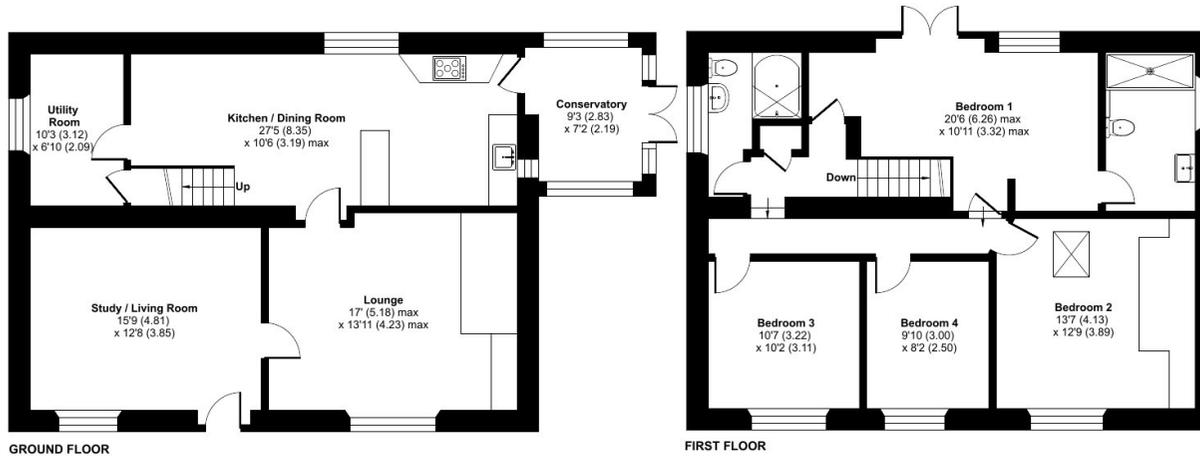
OUTSIDE To the front is parking space for two vehicles and access via a courtyard to the rear garden, which is laid mainly to lawn with well-defined hedge and fence boundaries. There is a large timber shed, polytunnel, orchard, vegetable garden and gravelled patio area, ideal for al fresco dining.

The property extends in all to 0.877 acres (or thereabouts).

SERVICES Mains electricity. Private water to Farmhouse and mains water to Annexe. Private drainage. Oil fired central heating to Farmhouse and air source heat pump to Annexe. Council tax band E. Full EPC documentation available on request. For mobile phone and Internet coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.



Approximate Area = 1748 sq ft / 162.3 sq m
 Barn = 668 sq ft / 62 sq m
 Outbuilding = 63 sq ft / 5.8 sq m
 Total = 2479 sq ft / 230.1 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). © nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1431615

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

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