Wagmuggle

STAGS

Wagmuggle, Golberdon

Callington, Cornwall, PL17 7NL

Callington 3.8 miles - Plymouth 18.7 miles - South Cornish Coast 15.7 miles

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An exceptional riverside smallholding in a secluded Cornish valley setting, extending to approximately 3 acres in all offering multi-generational and income opportunities

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- No Onward Chain
- Privately Owned Solar and Battery
- Detached Barn Conversion
- Detached Farmhouse
- Tenure: Freehold
- Stunning Valley Setting
- Separate Grade II Listed Cottage
- Multi-Generational Living
- Riverside Frontage
- Council Tax Band: D and Business Rates

Guide Price £795,000

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SITUATION

The property and its grounds are set in an idyllic south-facing position with far-reaching views towards Bodmin Moor and Sharptor, combining both rural seclusion with convenient access to Callington, Liskeard, Saltash and Plymouth. The nearby town of Callington 3.8 miles, provides a wide range of amenities including shops, schools, medical and veterinary services. Liskeard also benefits from a mainline railway station with direct services to London Paddington via Plymouth and Exeter. The striking landscapes of Bodmin Moor, including Caradon Hill, the Cheesewring and Minions, are all within easy reach, offering exceptional walking and riding opportunities.

DESCRIPTION

A fantastic lifestyle opportunity for those seeking an exceptional riverside smallholding occupying a wonderfully secluded position within the peaceful Lynher Valley. Extending to approximately 4 acres in all comprising gardens, paddocks, woodland and wildlife-rich habitat, the property also has private frontage to the River Lynher and accompanying fishing rights. Enjoying a rare sense of privacy and tranquillity with no near neighbours, the property comprises a beautifully extended four-bedroom principal residence, a charming Grade II Listed cottage currently run as a successful holiday let, and a stylish converted barn studio, together offering outstanding flexibility for multi-generational living, income generation or sustainable country living.

THE FARMHOUSE

Thoughtfully extended and improved, the principal residence offers a superb blend of character and contemporary living. At the heart of the home is an impressive triple-aspect open plan kitchen/dining/living room filled with natural light and opening via folding doors onto a south-facing terrace overlooking the river valley. A Woodwarm wood burner creates a warm and welcoming focal point, complemented by a separate sitting room with wood burner, a study/music room and a snug or fourth bedroom served by an adjacent shower room. A utility/boot room and WC completes the ground floor, whilst upstairs the principal bedroom enjoys an en suite shower room alongside two additional double bedrooms and a spacious family bathroom, all benefiting from delightful views across the grounds and surrounding countryside.

WUGGLE

Full of charm and character, Wuggle is a beautifully preserved Grade II Listed cottage currently operating as a successful business-rated holiday let. The accommodation comprises a cosy sitting/dining room with wood burner, kitchen and shower room on the ground floor, together with a delightful first floor double bedroom, whilst a useful workshop/store is located beneath the cottage. The property may also be available fully furnished and equipped by separate negotiation, allowing for a seamless continuation of the established holiday letting business.

TALLAT

In addition to the cottage is a recently converted barn which provides a stylish studio-style retreat ideal for holiday accommodation, visiting family or ancillary living. The beautifully presented interior features a vaulted open plan living and kitchen space with exposed stonework and wood burner, together with a double sleeping area and en suite shower room. The barn is currently being used a holiday let with business rates.

OUTSIDE

The property is approached via a private driveway leading to generous parking areas, a garage and plant room, with a useful range of outbuildings including a traditional stone barn/store, stone outhouse, greenhouse and polytunnel, as well as additional parking suitable for a caravan or motorhome. Extending to just under 4 acres in all, the beautifully varied grounds are a particular feature of the property and comprise lawned gardens, paddocks, orchard areas with cherry, damson, apple, pear and gage trees, mature woodland, two substantial wildlife ponds and thriving natural habitats rich in flora and fauna, with an historic mill leat running attractively through the land. The southern boundary enjoys approximately 100 yards of direct frontage to the River Lynher, providing private fishing rights and opportunities for wild swimming, whilst the property's position just outside the International Dark Sky designation ensures wonderfully clear starlit skies.

SERVICES & AGENTS NOTE

Mains electricity. Private water via borehole. Private drainage via two septic tank systems. 16-panel Solar PV system with Growatt battery storage. EV charging point. Solar-assisted hot water capability. Oil-fired central heating and wood burning stoves. Broadband availability: Ultrafast FTTP, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

1. Given the nature of the property and its tranquil position alongside the river, we have been informed that the lower part of the garden have flooded on occasion however the property comes under a "Very Low" risk on the government guidance.
2. There is a public footpath that runs along a track to the north of the property.

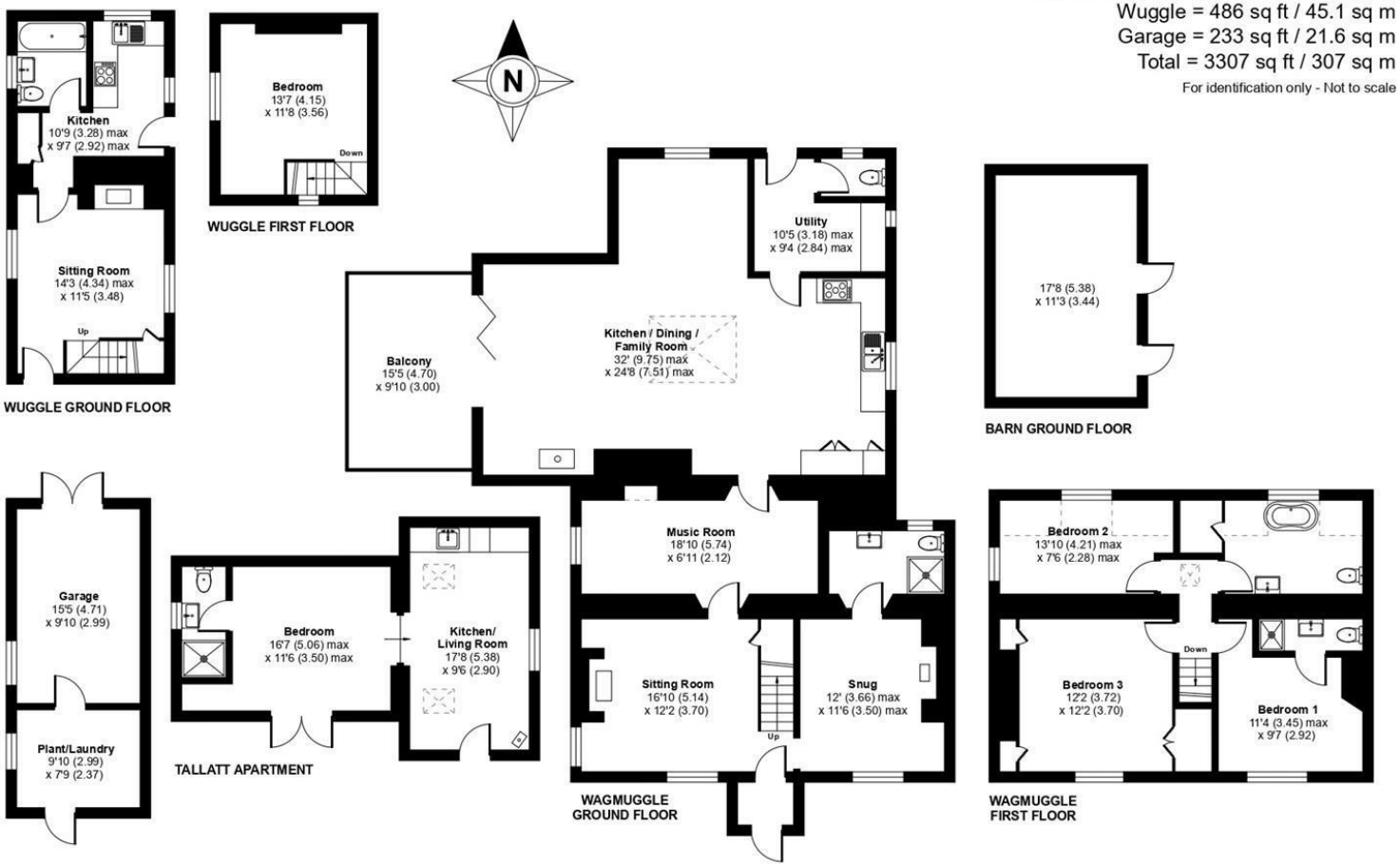
VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

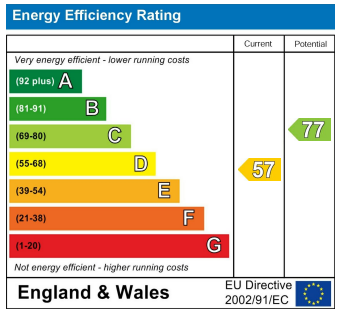
DIRECTIONS

what3words.com: ///asking.cropping.ropes

Wagmuggle & Tallatt Apartment = 2541 sq ft / 236 sq m (includes barn)
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Wuggle = 486 sq ft / 45.1 sq m
Garage = 233 sq ft / 21.6 sq m
Total = 3307 sq ft / 307 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 2025.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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