



Secret Garden Cottage

Linkinhorne, Callington, PL17 7LY

KIVELLS

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Auction Guide Price **£100,000 - £125,000**

For sale by public auction on Wednesday
2nd September 2026

End of terrace character property with
tremendous potential

Generously proportioned mature gardens
to the rear elevation

Opportunity to restore and redevelop a
traditional Cornish cottage

Situated within a peaceful village



Description

Secret Garden Cottage has been in the same family for over 100 years and was once a charming stone built character property that offered well proportioned living accommodation throughout and now requires extensive renovation or redevelopment to once again become a wonderful family home.

Having generous mature gardens to the rear elevation and ample space to park multiple vehicles to the front elevation this is a wonderful property that is situated in a peaceful and tranquil location.

The cottage is currently of a good proportion, but there is the potential to extend and increase this subject to obtaining any necessary planning permissions.

Secret Garden Cottage has not been lived in for many years and all services will need to be installed during the redevelopment of the property.

Location

Nestled within the picturesque parish of Linkinhorne, this property enjoys a peaceful rural setting on the edge of the stunning Bodmin Moor, an Area of Outstanding Natural Beauty renowned for its breathtaking scenery and abundance of walking, cycling and outdoor pursuits.

The nearby villages of Upton Cross, Rilla Mill and Minions provide a range of local amenities, including a village shop, traditional public houses, primary schooling and community facilities.

The market towns of Callington, Liskeard and Launceston are all within easy driving distance, offering a wider selection of supermarkets, independent shops, restaurants, healthcare services and secondary schooling.



Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 2nd September 2026 at 7pm.

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") – as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Mrs L Robinson, Coodes, 8 Race Hill, Launceston, Cornwall PL15 9BA.
T: 01566 770 006 E: lisa.robinson@coodes.co.uk

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the

vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services

There are currently no services connected to the property but mains electricity is located within close proximity. All purchasers are advised to make the own enquiries to service providers.

Agents Note

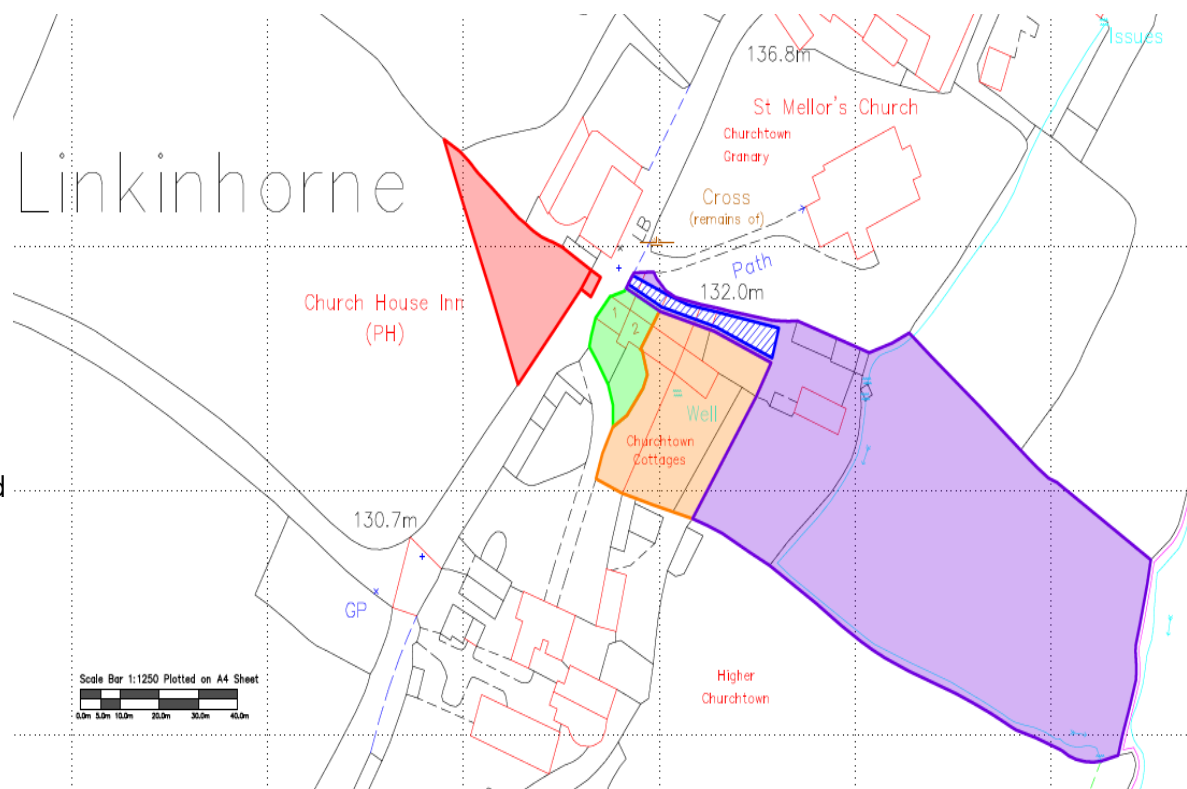
Secret Garden Cottage is edged orange on the plan

Directions

What3Words -worked. homecare.early.spearhead

Viewings

Due to the condition of the structure, no internal viewings will be permitted. Viewers are advised to take care while walking around the external areas of the property.



Disclaimer

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