

KIVELLS

Mill Lawn Cottage

Golberdon, Callington, Cornwall





Mill Lawn Cottage

Golberdon, Callington, Cornwall, PL17 7NQ

Guide Price: £975,000

Detached three-bedroom country residence

Separate three-bedroom detached annex

Approximately six acres of land

Stable facilities and paddocks

Mature woodland and countryside surroundings

Spacious and versatile accommodation

Ample parking for multiple vehicles



Description

Nestled in the heart of the idyllic countryside, this exceptional three-bedroom detached residence offers a rare opportunity to enjoy peaceful rural living surrounded by rolling woodland and approximately six acres of private land. Tucked away in a wonderfully quiet and secluded setting, the property combines character, space and versatility, making it ideal for families, equestrian buyers or those seeking multi-generational living.

The main house is beautifully positioned within its grounds and offers spacious and well-balanced accommodation throughout, featuring three generous bedrooms, welcoming reception space and charming views across the surrounding countryside. Large windows allow natural light to flood the interiors while framing the stunning rural scenery from almost every aspect.

A standout feature of the property is the substantial detached three-bedroom annex, offering excellent flexibility for extended family or home-working opportunities. Completely separate from the main residence, the annex provides privacy and independence while remaining conveniently close by.



Accommodation

The Room Guide

Entrance via uPVC door with obscure glazed panelling inset opening into:-

HALLWAY

uPVC double glazed window to the side elevation, access to attic via loft hatch, door into:-

CLOAKROOM

uPVC double glazed window to the rear elevation, low-level W.C, wash hand basin with individual taps, partially tiled.

KITCHEN

Dual aspect having uPVC double glazed window to the side and rear elevations, a range of fitted wall and base units with quartz worktops over incorporating a ceramic sink and drainer with mixer tap over, under counter space and plumbing for dishwasher, space for freestanding fridge freezer, built-in double oven, four ring induction hob and extractor fan over, LED downlights, storage cupboard, uPVC double glazed double doors leading into sunroom, access into:-

UTILITY ROOM

uPVC double glazed window to the rear elevation, a range of fitted wall and base units with rolltop work surfaces over incorporating undercounter space and plumbing for washing machine, access attic via loft hatch, tiled floor to ceiling.

SUNROOM

Dual aspect having uPVC double glazed windows to the side and rear elevations, aluminium bifold doors leading onto the composite decking.

LIVING ROOM

Dual aspect having uPVC double glazed window to the front and side elevations, radiator, wooden beams to ceiling, multi fuel stove with slate hearth, television point.



Accommodation

The Room Guide

DINING ROOM

uPVC double glazed windows to the front elevation, wooden beams ceiling, stairs rising to the first floor with under stair storage cupboard below, radiator, multi fuel stove with slate hearth and wooden mantle, wooden door leading into:-

FRONT PORCH

Dual aspect having uPVC double glazed windows to the side elevations, wooden door leading to the front, access to attic via loft hatch.

FIRST FLOOR

Doors off to all first floor rooms, LED downlights, access attic via loft hatch, uPVC double glazed window to the front elevation, uPVC double glazed window to the side elevation, radiator.

BEDROOM

Triple aspect having uPVC double glazed windows to the rear and side elevations, radiator, access to attic via loft hatch.

BATHROOM

Obscure uPVC double glazed windows to the side elevation, freestanding bath with waterfall tap over, low-level W.C, dual wash hand basin with vanity storage below, radiator, tiled floor to ceiling.

BEDROOM

uPVC double glazed window to the front elevation, radiator, built-in storage cupboards.

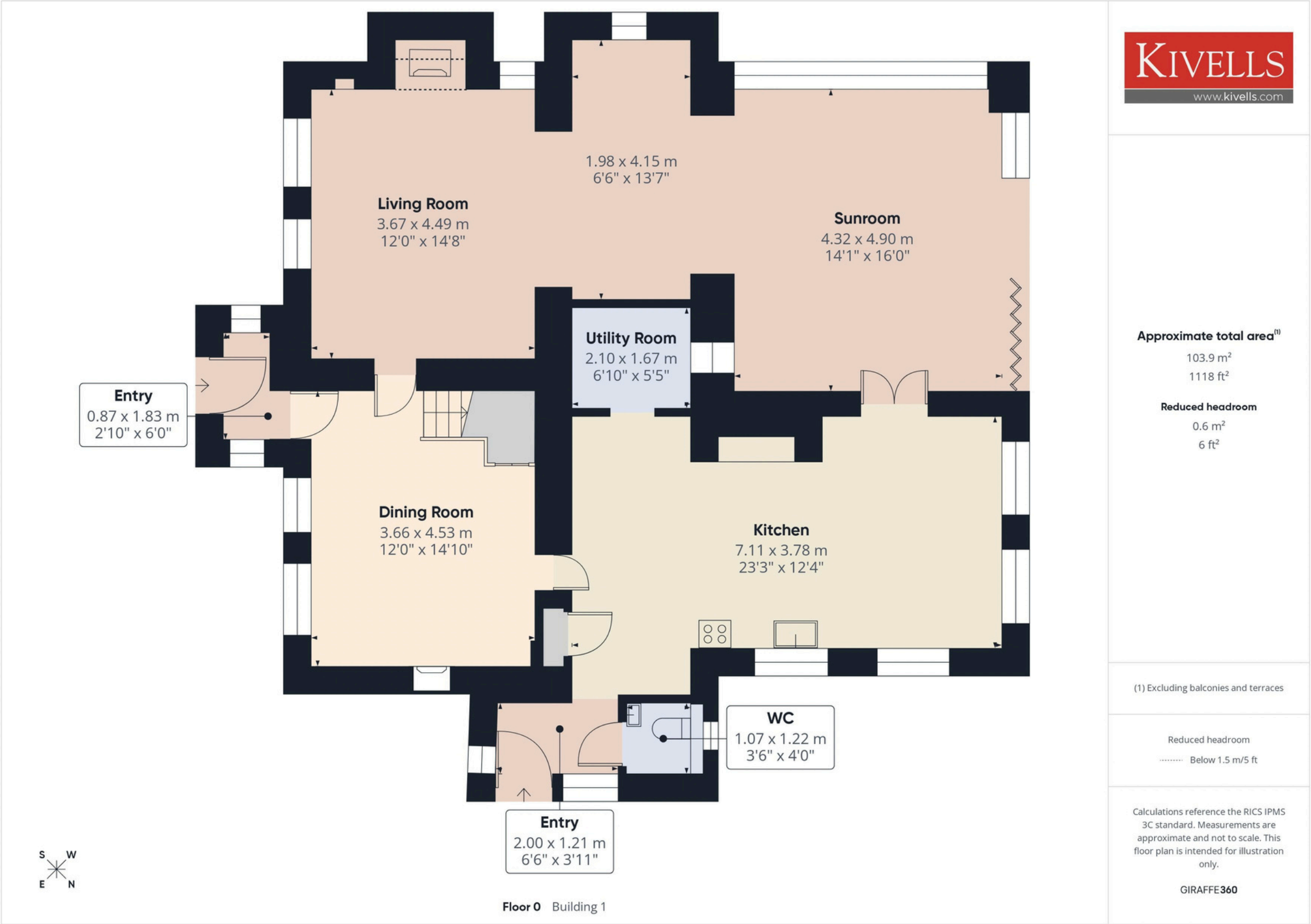
BEDROOM

uPVC double glazed windows to the front elevation, radiator, wooden beam to ceiling, access to attic via loft hatch, feature fireplace with wooden mantle.



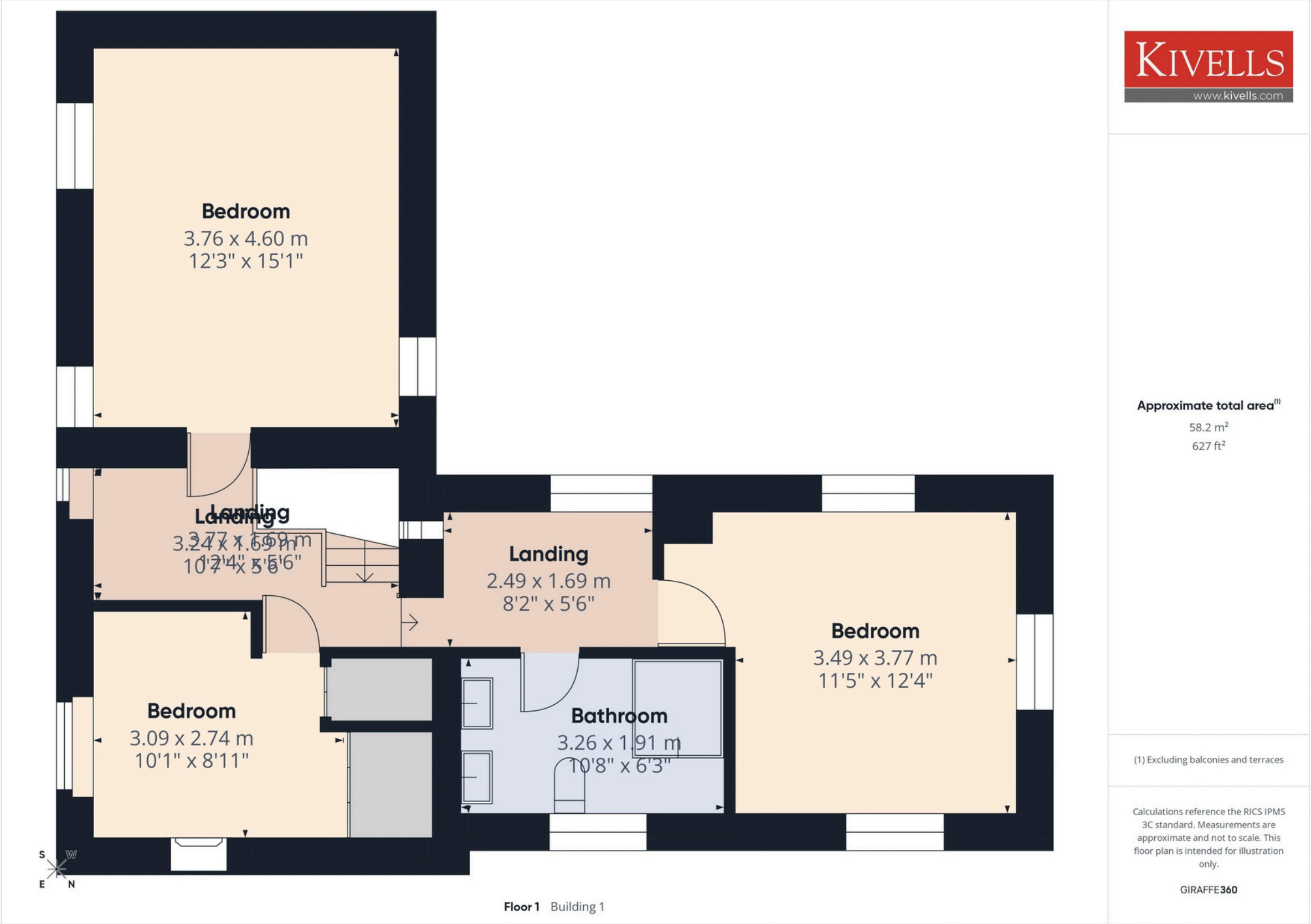
Floor Plan

See The Layout



Floor Plan

See The Layout



Accommodation - Annex

The Room Guide

Entrance via a composite door with obscure glazed panelling leading into:-

HALLWAY

Doors off to all ground floor rooms, uPVC double glazed window to the front elevation, LED downlights, access to attic via loft hatch.

KITCHING, DINING & LIVING ROOM

Triple aspect having uPVC double glazed windows to the front and side elevations, uPVC double glazed windows to the rear elevation, uPVC double glazed double doors leading to the rear garden, LED downlights, a range of fitted wall and base units with square top work surfaces over incorporating a composite sink and drainer with mixer tap over, built in oven with four ring induction hob with extractor fan over, space for freestanding fridge freezer, integrated washing machine, island with quartz worktops, obscure uPVC door leading to the side elevation.

BEDROOM

Dual aspect having uPVC double glazed sash windows to the front and side elevations, television point, LED downlights.

BATHROOM

Obscure uPVC double glazed sash window to the side elevation, LED downlights.

BEDROOM

Dual aspect having uPVC double glazed sash windows to the rear and side elevations, LED downlights.

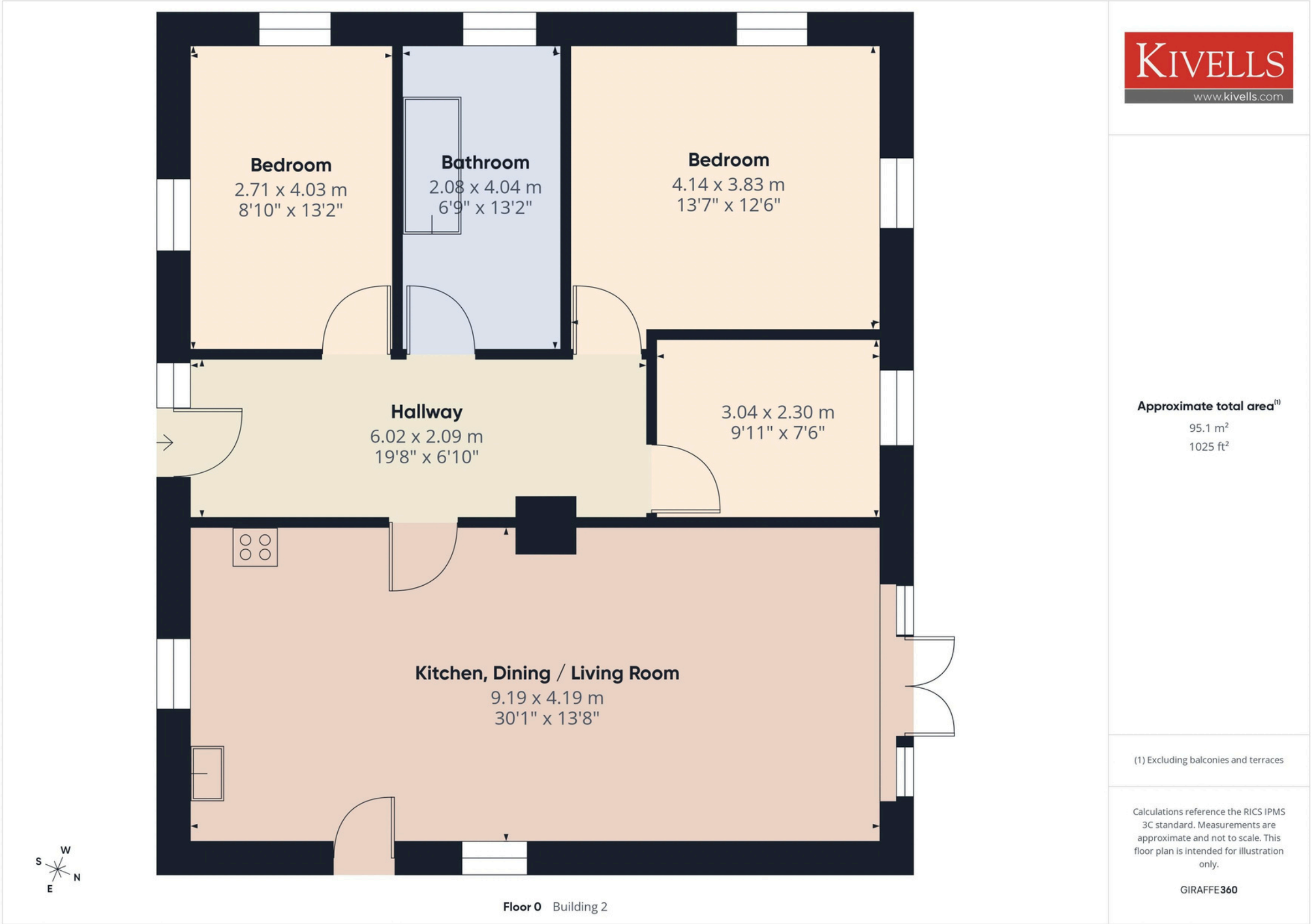
BEDROOM

uPVC double glazed sash window to the rear elevation, LED downlights.



Floor Plan

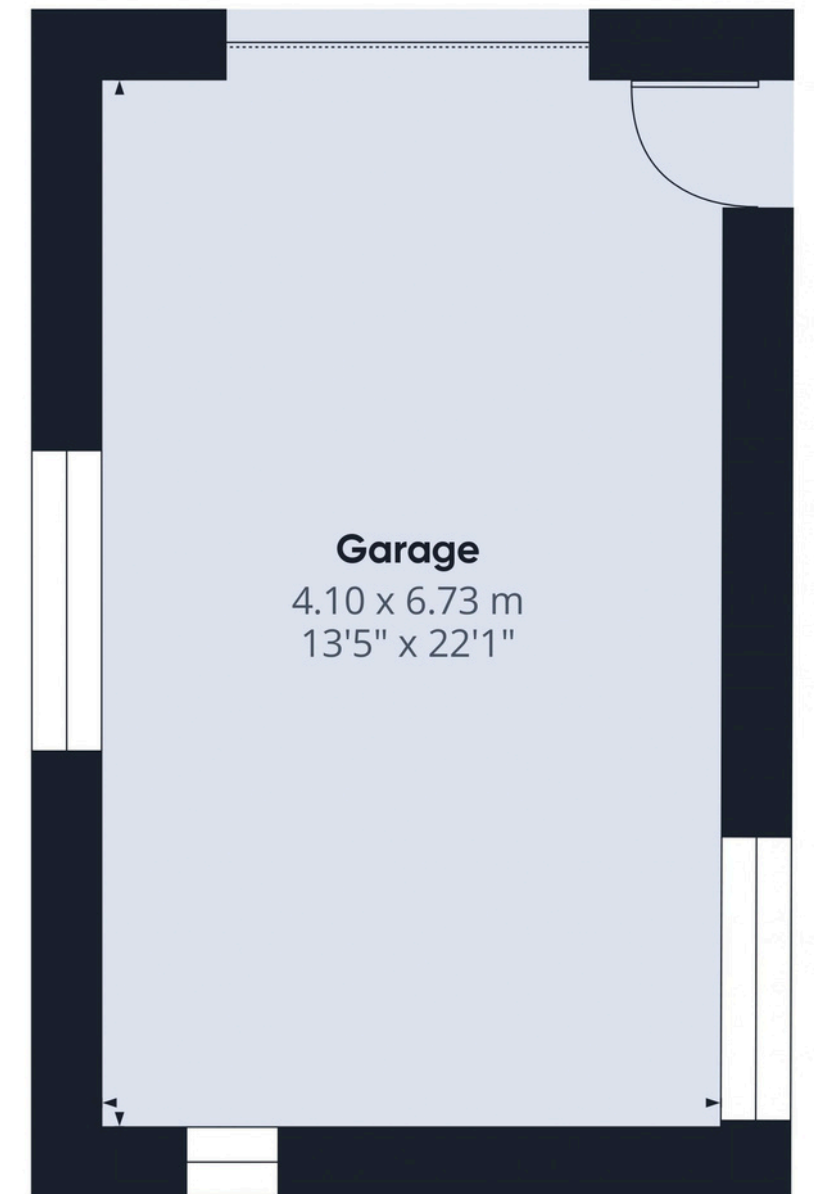
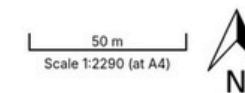
See The Layout



Other Plans



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Floor 0 Building 3

Outside

External Spaces

Outside, the grounds are a true highlight. Extending to approximately six acres, the land comprises open paddocks, mature woodland and established gardens, creating a peaceful haven rich in wildlife and natural beauty. The stables make the property particularly attractive to equestrian enthusiasts, while the surrounding countryside provides endless opportunities for riding, walking and outdoor pursuits.

Further benefits include a single garage, ample off-road parking and excellent privacy throughout. Despite its wonderfully secluded feel, the property remains accessible to nearby villages, local amenities and transport links.

This is a rare chance to acquire a truly special countryside home in an unspoilt and tranquil location, perfectly suited to those dreaming of a quieter pace of life surrounded by nature.



Additional Information

Useful Property Information

SERVICES:

Mains electricity, LPG central heating, private water supply via a well, drainage via a septic tank.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

Virtual Tour -
<https://tour.giraffe360.com/3b1bf871b7db4fa29fa44a6ffa8a58b5>

DIRECTIONS:

What3words: /// work.represent.barmaid

EE RATING: E

COUNCIL TAX BAND: TBC

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AGENT NOTES:

- The Annex is subject to an occupancy restriction and currently can only be used for ancillary accommodation in connection with the main residence, such as by family members or guests. It cannot be separately let, used as a holiday rental, or occupied independently from the main property. This could be changed but the relevant permissions must be obtained prior from Cornwall Council

KIVELLS



7-8 Bay Tree Hill, Liskeard, Cornwall, PL14 4BE
01579 345543 | liskeard@kivells.com | kivells.com