



Near Callington

O.I.E.O £760,000

Cottage and Separate Annexe with Approximately 10 Acres

 6 Bedrooms

 3 Bathrooms

 4 Reception Rooms

 EPC Rating: D (57)

  
MILLER  
TOWN & COUNTRY



- » Spectacular Far-Reaching Views
- » Detached Annexe
- » Income or Dual Family Occupation Potential
- » Rustic Cornish Countryside
- » Approximately 10 Acres
- » Stables & Yard
- » In Need of Modernisation
- » Double Garage & Plenty of Parking
- » Wealth of History & Charm

## The Property

Rare opportunity to acquire an idyllic rural retreat and a little slice of rustic Cornish Countryside with spectacular far-reaching views across the valley. Set in approximately 10 acres of rugged land and gardens and a further detached two-bedroom cottage with potential for multigenerational living or for holiday let income.



## Location

Set down a long private driveway, the property feels like the ideal rural retreat hidden away from the rest of the world, yet the towns of Callington, Launceston and Tavistock are all within easy driving distance as is the city of Plymouth and the south coast. Gunnislake railway station is nearby and you can get to London by coffee time. St Mellion Golf Club is only a short drive away, and the A38 and A30 are both accessible within a 20 minute drive so it is ideally placed for amenities and road links.



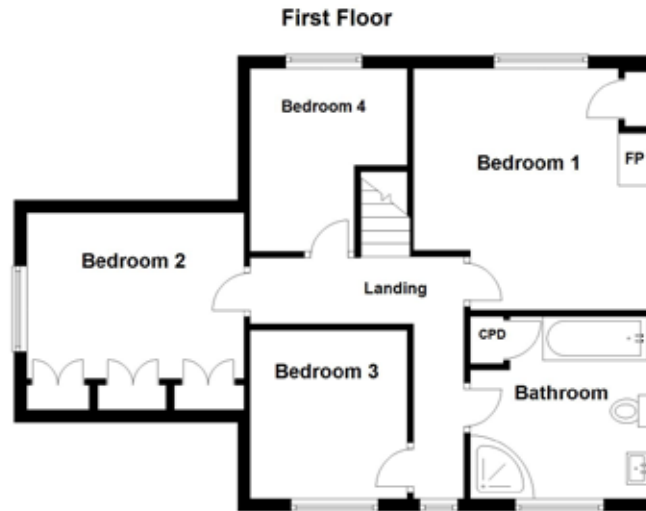
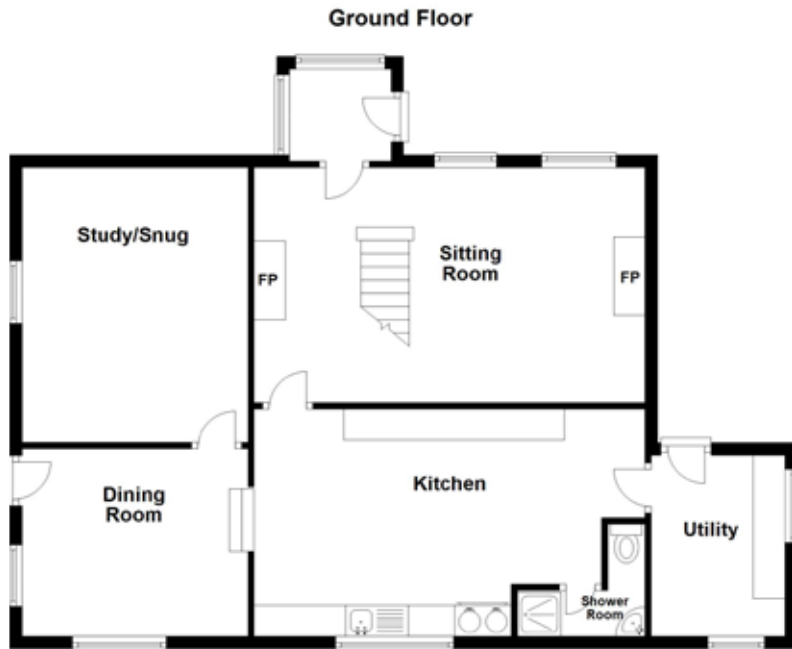
## Accommodation

**Michaelmas Cottage**, a former Mine Captains house, needs some modernisation, but retains many original features throughout including oak beams in the living room and an original oak panel room divide in the main bedroom. The second bedroom has a pitched roof making a cosy space to relax and is accompanied by two further single bedrooms on the first floor. The bathroom is spacious with a slipper bath and a loo with the most spectacular view across open fields and countryside. Downstairs is a long living room divided by the staircase with an inglenook fireplace at either end. There is a galley kitchen leading to a handy utility room and downstairs shower room, as well as a large flexible room currently being used as a study. The orangery directly overlooks the sun terrace, perfect for viewing the ample birdlife with the first cuppa of the day.

**Rosemary Cottage**, originally three miners cottages, is detached from the main house, currently sitting within its own private plot and has its own access path. With slate floors and stone walls, the spacious entrance hall leads through to an open-plan living room and kitchen, with two bedrooms and a bathroom just down the hall. Perfect for a relative to reside or for use as a holiday let as an extra income.



# Michaelmas Cottage



Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Michaelmas Cottage

### Ground Floor

Orangery 11'10" x 9'11"

Study 10'02" x 14'03"

Kitchen 18'08" x 8'07" (L-Shaped)

Shower Room 6'07" x 5'02"

Utility Room 7'00" x 9'07"

Living Room/Snug 12'04" x 18'07"

Porch 4'11" x 5'03"

### First Floor

Bedroom 1 10'04" x 12'07"

Bathroom 8'05" x 10'00" (L Shaped)

Bedroom 3 8'01" x 8'09"

Bedroom 2 11'11" x 10'07"

(L-Shaped, Eaves Space)

Bedroom 4 5'07" x 9'06"

## Rosemary Cottage

Entrance Hall 12'03" x 11'01"

Living Room 10'10" x 14'02"

Kitchen 9'0" x 5'10"

Bedroom 1 14'05" x 8'07"

Bathroom 5'04" x 5'11"

Bedroom 2 9'06" x 8'11"

## Agents Note

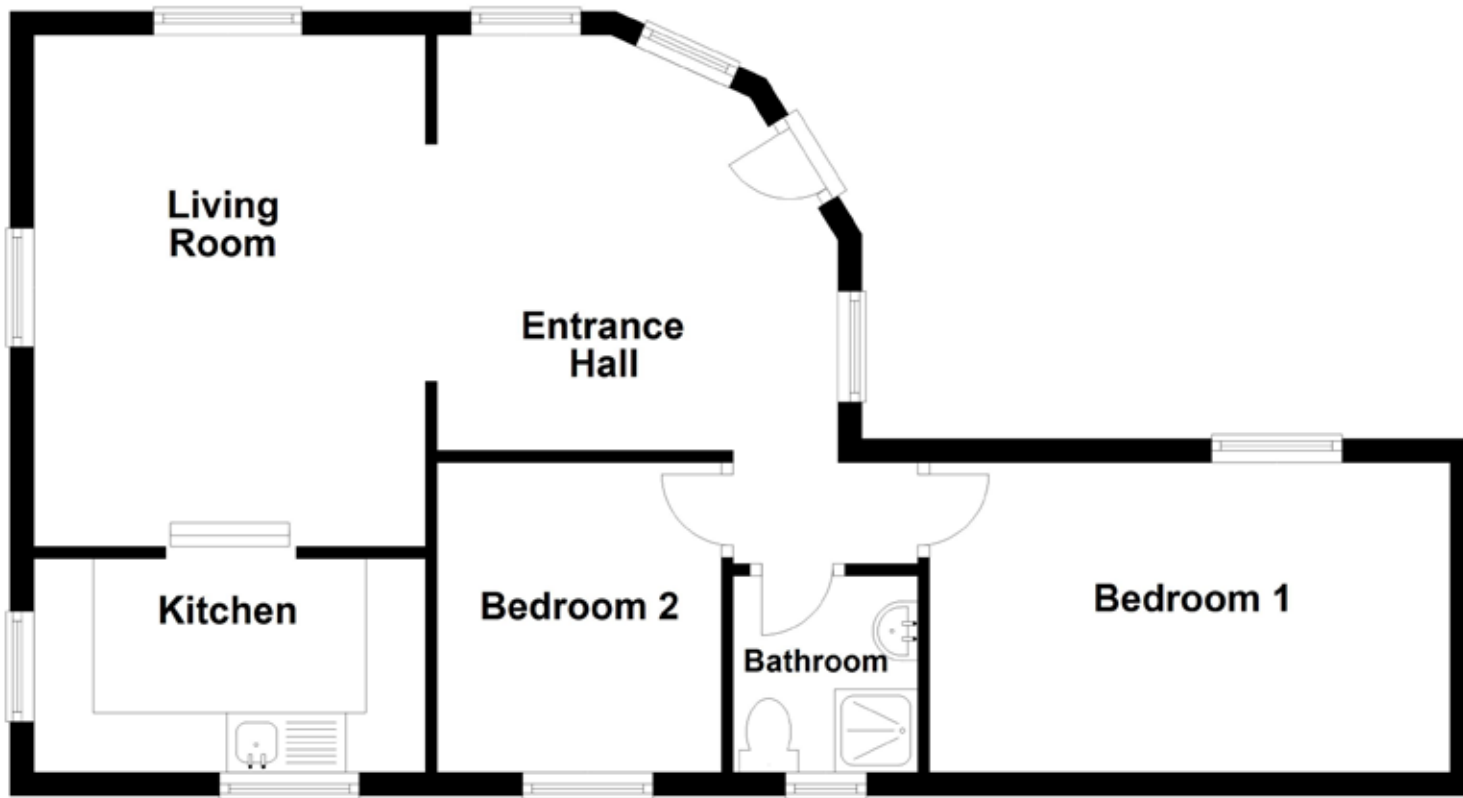
Two disused mine shafts and an opening to a disused adit on the land.

**Services:** : Mains electric, photovoltaics, private water, private drainage (?) oil.

**Council Tax Band:** C (House) A (Annexe)

# Rosemary Cottage

## Ground Floor



Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.





## Outside

Outside there are plenty of outbuildings including a large double garage next to a hard stand with parking for multiple vehicles, a stable block with three stables, a tack room and open fronted shelter, and the “ancient mariners” workshop, a large workshop with views across the valley.

Both the properties are situated in 10 acres of private peaceful land made up of rugged fields with natural stone features as well as a terraced patio taking full advantage of the views and winding pathways leading to secret lawns, woodlands and sheltered spaces perfect for the washing line and enjoying a G&T on a warm summer evening.

Garage 15'11" x 19'01"

Ancient Mariners Workshop 16'08" x 12'04"





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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