



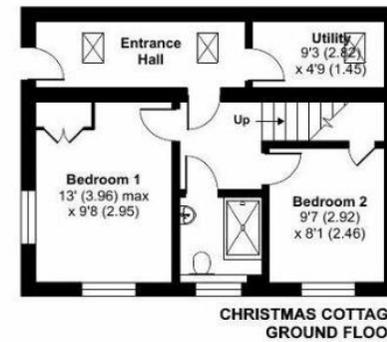
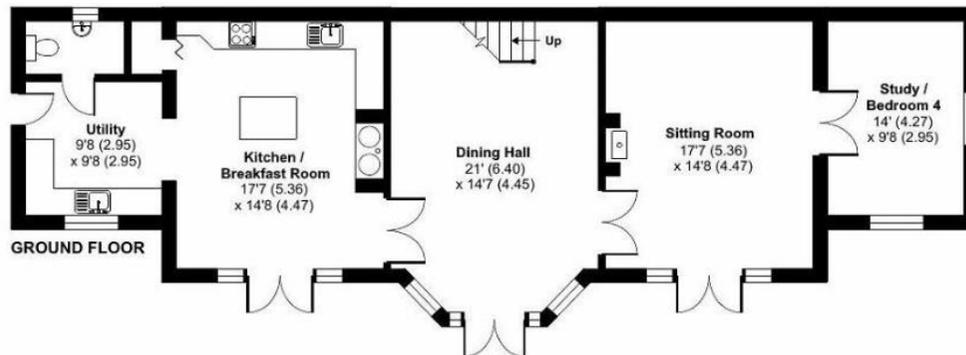
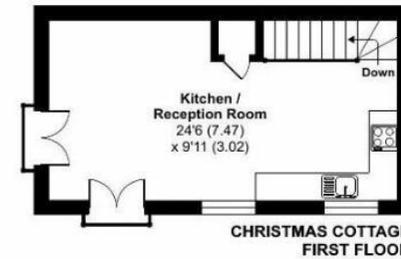
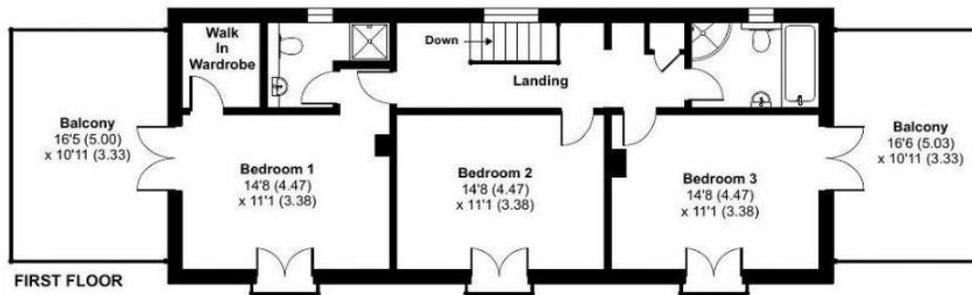
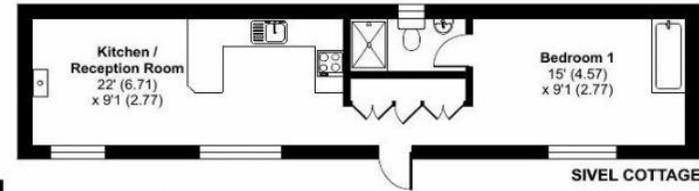
Golberdon Road, Pensilva, Cornwall, PL14

Offers Over: £1,500,000

Freehold

Approximate Area = 1935 sq ft / 179.7 sq m (excludes carport)
 Cottages = 1209 sq ft / 112.3 sq m
 Total = 3144 sq ft / 292 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
 Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 923143

Located in an Area of Outstanding Natural Beauty, this property offers breathtaking eastern views and complete privacy with no nearby neighbours. It sits between the picturesque villages of Golberdon and Pensilva, where a general store and a primary school cater to everyday needs. For more extensive shopping, the larger towns of Liskeard, Callington, and Launceston are within easy reach. Plymouth City Port, just 16 miles south, provides a deep-water marina and regular ferry services to Northern France and Spain. Leisure opportunities abound, with the renowned St Mellion Golf Club 8 miles away and the scenic Bodmin Moor nearby, offering endless moorland walks.

This unique rural retreat seamlessly blends tranquillity, privacy, and exceptional views, presenting a rare chance to embrace a lifestyle that is increasingly hard to find. The centrepiece of the property is a beautifully designed 3-4 bedroom farmhouse, built in 2004 in a period style. The current owners have invested significantly in creating a serene haven that captivates all who visit.

The farmhouse, as detailed in the accompanying floor plan, combines comfort and style. The ground floor features an impressive kitchen with an Aga, a utility room, a dining room, a sitting room, and a study that can also serve as a fourth bedroom. The layout is perfect for entertaining, offering seamless transitions between indoor spaces and spectacular views of the valley. Upstairs, the farmhouse includes three bedrooms and a contemporary bathroom. The master suite boasts an en suite shower room and a dressing room, with private balconies off both the main bedroom and Bedroom 3, ideal for soaking in the peaceful surroundings.

In addition to the farmhouse, the property includes three additional accommodations: Christmas Cottage, Sivel Cottage, and WeTwo. Christmas Cottage is a luxurious, fully furnished two-bedroom cottage with an inverted layout, a private patio, and a hot tub. Sivel Cottage is a cozy, fully furnished studio with a private patio and hot tub, while WeTwo is a charming Shepherd's Hut overlooking pastureland, complete with a hot tub and covered seating area. All three are currently successful vacation rentals through Airbnb, with bookings secured for 2024.

The property is approached via a quiet parish lane leading to a private tarmac drive that descends to the farmhouse, cottages, a large stable block/tractor shed with an enclosed workshop, two greenhouses, and a log store. The farmhouse overlooks a serene valley, offering sweeping views of the surrounding land, which is adorned with vibrant mature shrubs and trees, including azaleas, palms, and a monkey puzzle tree. A thoughtfully designed covered platform with a wood burner provides an inviting space for outdoor dining and entertaining, with uninterrupted rural views and opportunities to observe the local wildlife. Sivel Wood encompasses approximately 13 acres of deciduous forest, with two circular walking trails that offer a glimpse into the area's rich history, including the remnants of an 1857 silver-lead mine. Behind the property lies approximately 8 acres of well-fenced pasture, ideal for horses or livestock. In total, the property spans approximately 23 acres.







CHRISTMAS COTTAGE



SIVEL COTTAGE



WE TWO SHEPHERD'S HUT





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