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Scrawsdon Farm,
Golberdon, Callington, PL17 7NQ

A derelict farmhouse with a range of barns and outbuildings in
a peaceful rural setting

Callington 3 miles Launceston (A30) 12 miles Plymouth 18 miles

• 3 Bedrooms • 2 Reception Rooms • Kitchen/Breakfast Room • Car Port •
Useful Range of Agricultural Buildings • Barn with Potential for Redevelopment
(Subject to Planning) • 37 Acres In All (Less Available If Required) •

Guide price £395,000

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SITUATION

The property lies on the fringes of the rural village of Golberdon, 3 miles from the town of Callington. Callington has places of worship, supermarkets, doctors, dentists' and veterinary surgeries. Bodmin Moor is nearby which provides some of the finest riding out in the West Country. At Launceston there is a 24 hour supermarket, M&S Food Hall and access to the vital A30 trunk road which links the cathedral cities of Truro and Exeter. Exeter has access to the M5 motorway network, mainline railway station serving London Paddington and well respected international airport. To the south is the city port of Plymouth with its mainline railway station, deep water marina and regular cross channel ferry serving northern France and Spain.

DESCRIPTION

The property is attached and sits within the centre of the Scrawsdon farmstead. The property has remarkably spacious rooms with period features such as slate floors and is in

need of extensive refurbishment and improvement.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises an entrance hall with fireplace, kitchen/breakfast room with flag slate floor and door to external side passage leading to the front of the property. From the kitchen there is access to the dairy and a rear hallway with pantry and store room off.

The first floor landing provides access to two large double bedrooms, a provision for access to the third bedroom and a bathroom area at the rear with sloping ceilings containing pedestal wash-hand basin and low level WC (not tested).

OUTSIDE

The property is accessed over a private drive which serves one other property (Scrawsdon Cottage) and leads to the farmyard area with range of partly derelict GALVANISED POLE BARNs with workshop and impressive DERELICT STONE BARN with undoubted potential for



further development, subject to gaining any necessary planning permissions. Former COW SHED 31.7m x 13.72m (104' x 45') with central concrete feed passage and useful car port.

The land surrounds the property and comprises seven enclosures of varying sizes, laid mainly to permanent pasture with well-defined hedge and fence boundaries, and amounting in total to some 36 acres. There is also the option to purchase less land and slightly fewer outbuildings if required.

SERVICES

It is understood that there is currently a spring-water supply to the property with an obligation to supply water to the adjoining Cottage. The current private drainage system at the property is anticipated to require replacement, together with a new water supply, in the immediate future. It is believed there is a mains electricity supply to the property. Please note the agents have not inspected or tested these services and it is the responsibility of the purchaser to satisfy

themselves of the availability of such services and any connection costs thereto. The property is sold subject to all local authority charges.

VIEWING

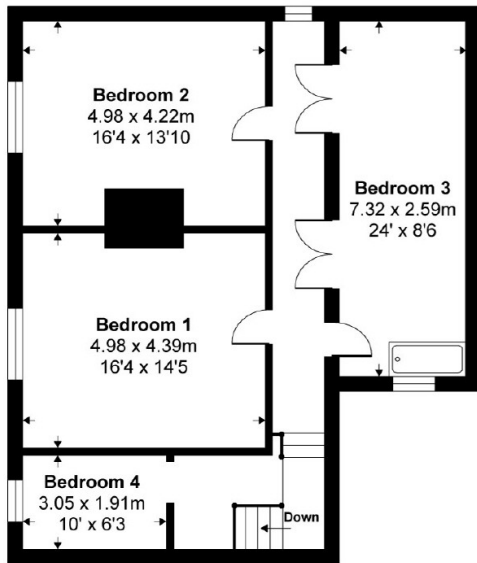
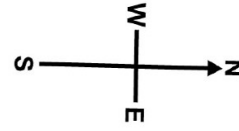
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

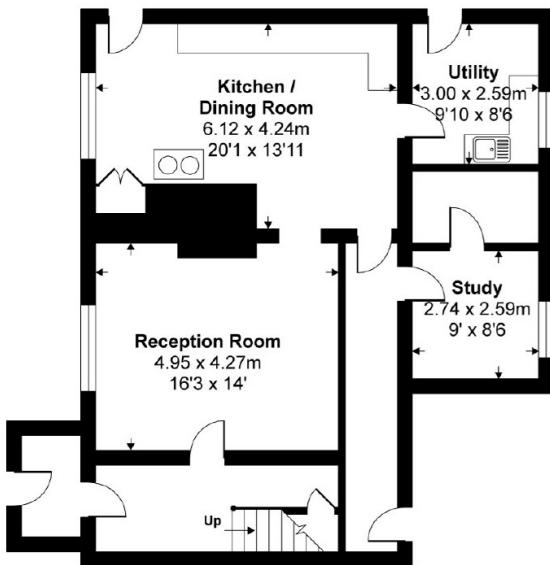
From Callington head north towards Launceston and just after the college, take the first left hand turn signposted Linkinhorne, South Hill, Golberdon and Maders. Continue past the fire station, following the road for approximately 2 miles and take the left hand turn signposted Golberdon. Pass through the centre of Golberdon and take the right hand turning towards Pensilva. Continue down the road to the bottom of the Lynher Valley, crossing the bridge heading back up towards Pensilva. After approximately 400 yards take the right hand turn into the farm track with the nameplate Scrawsdon Farm, following the track into the farmstead. Map reference: OS Landranger Sheet 201:315/708.



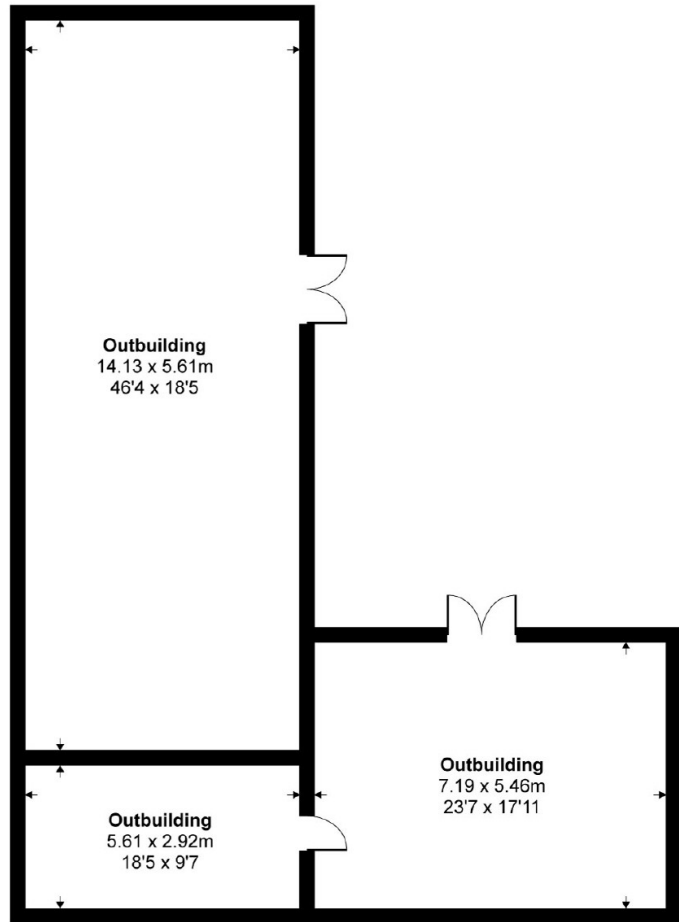
Approx. Gross Internal Floor Area
180.2 Sq Metres 1940 Sq Ft (Excludes Outbuilding)



First Floor



Ground Floor



Outbuilding

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			81
		1	
England & Wales		EU Directive 2002/91/EC	