



Bond
Oxborough
Phillips

Changing Lifestyles

Hyssop Cottage, 3 Higherland, PL17 8LD



Offers IEO - £220,000



Changing Lifestyles

01822 600700

Hyssop Cottage, PL17 8LD



- Believed to date back to approximately 1775
- Two double bedrooms
- Wealth of original character features
- Cosy lounge with cast iron wood-burning stove
- Modern fitted kitchen and separate dining room
- Versatile studio/home office
- Extensive private gardens with greenhouse and vegetable garden
- Beautiful countryside and woodland walks nearby, with views towards Kit Hill
- EPC - E



A charming period cottage with beautiful countryside views, a wealth of character and delightful gardens, set within a peaceful rural hamlet.

Believed to date back to around 1775, this enchanting Cornish cottage combines traditional character with comfortable modern living. Set within an idyllic hamlet surrounded by countryside and woodland, the property offers a wonderful opportunity for those seeking a quieter pace of life, with excellent walking routes close by. Located just a mile from Stoke Climsland and serviced by regular bus routes to both Plymouth and Launceston.

Inside, the cottage retains a wealth of original features, including exposed stonework, granite lintels, beams and a traditional cloam oven. The welcoming sitting room is centred around a cast iron wood-burning stove, creating a cosy focal point, while a separate dining room provides an ideal space for entertaining. There is also a useful Nook, perfect as a home office or reading area.

The well-appointed kitchen is fitted with a range of contemporary wall and base units, integrated appliances and an induction hob, with a door providing access to the rear garden. A shower room completes the ground floor accommodation.

Upstairs, there are two comfortable double bedrooms. The principal bedroom enjoys lovely views across the surrounding countryside, woodland and towards Kit Hill, together with useful built-in storage and access to the loft. The second bedroom overlooks the rear and also benefits from fitted storage.

To the rear of the property, an enclosed courtyard is accessed directly from the kitchen, providing a private and practical outdoor space. The courtyard is mature and well-maintained, featuring a variety of lovely plants that create an attractive and inviting setting. It also benefits from a detached studio, offering versatile additional space ideal for storage, a home studio or a variety of other uses.

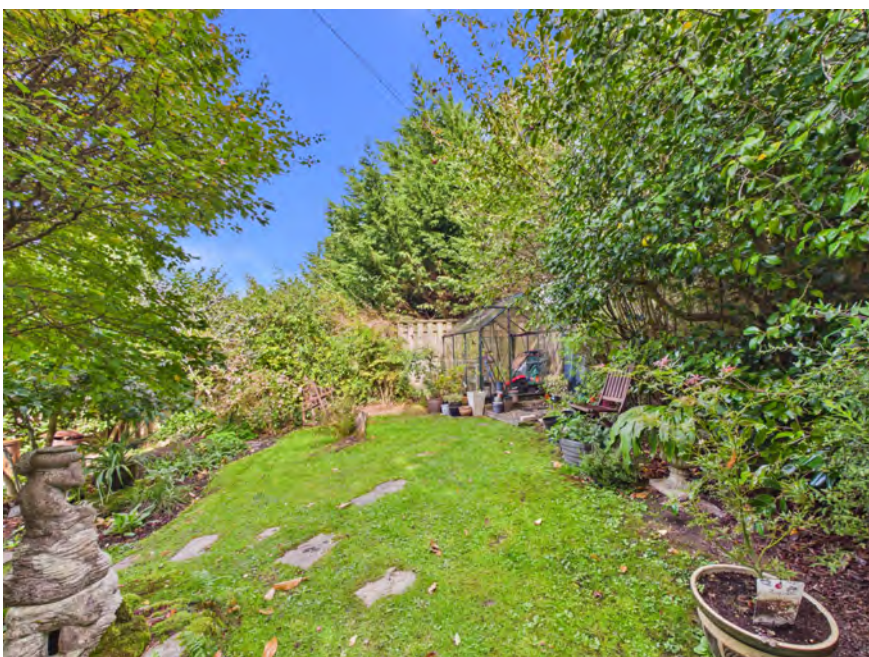
In addition, the property boasts a separate, detached rear garden, which is well-maintained and attractively presented, featuring a lawned area, allotment space and greenhouse. Along the walkway leading to the garden, there is also an allocated piggery, providing useful additional storage.

The property is situated within easy reach of excellent countryside and woodland walks, making this a particularly appealing home for those looking to enjoy a rural lifestyle whilst remaining within reach of local amenities. A nearby Duchy-owned car park is available for an annual charge, currently £30.

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Stoke Climsland is a quintessential Cornish village nestled within the breathtaking Tamar Valley Area of Outstanding Natural Beauty. Located just a short distance from the bustling market town of Callington and the historic Devon border town of Tavistock, this highly sought-after parish offers the perfect blend of idyllic rural living, rich heritage, and a vibrant, self-contained community.

For families looking to relocate, Stoke Climsland is an absolute haven. The village boasts the highly regarded Stoke Climsland Primary School, and is also home to the renowned Duchy College, a premier land-based college specializing in agricultural, equine, and veterinary sciences.



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