



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Wagmuggle

Golberdon

PL17 7NL



**Asking Price - £850,000**



# Wagmuggle Golberdon PL17 7NL



- Detached Farmhouse modernised & extended to a high standard throughout offering virtually Off Grid Living
- Grade II Listed 1 Bedroom Cottage ideal for holiday lets.
- Detached 1 Bedroom Barn Conversion
- Approx. 4 acres of landscaped riverside grounds with woodland, 3 Ponds, and a leat
- 100 Yards of River Lyner Fishing Rights
- South Facing Balcony with far-reaching rural views
- Range of outbuildings inc. Garage Workshop, Log store, Polytunnel & Greenhouse
- 16 Panel Solar PV with Growatt Battery & 2 EV Chargers
- Private Water Supply - Bore Hole
- No Onward Chain
- ER-C & EPC - C



Set in the heart of the stunning Lyner Valley boasting approximately 4 acres of beautifully landscaped gardens & paddocks framed by the River Lyner providing 100yds of private fishing rights. This exceptional country dwelling offers rare privacy and calm without sacrificing accessibility. Rolling grassland, mature woodland, tranquil lakes and a flowing leat surround a substantial period farmhouse and an array of versatile outbuildings including a Grade II one bedroom detached cottage (486 sq ft) and a one bedroom barn conversion (366 st ft) offering the opportunity for dual family living or an established Air B & B business.

Wagmuggle was originally built in the 18th century and has been tentatively modernised and extended over recent years, whilst carefully preserving its historic character. Thoughtful modernization includes double glazing, external South facing decked patio with glass paneling, a rear extension providing open plan modern style living space with a multiple log-burning stove, the result is a home that feels both generously proportioned and warmly inviting. The property benefits from its own private water supply provided from a Bore hole and has 16 - panel Solar P V system with Growatt battery storage, solar hot water capability, and two electric Vehicle charging ports.

The main residence is set over 2175 sq ft and comprises on the upper floor of a Master Bedroom with En suite and two further Double bedrooms, a large family bathroom with a roll top bath. The ground floor transitions from the original living room with stone Inglenook fireplace and joining Snug/Bedroom with a shower room, onto a study and then into the extension offering open plan living with kitchen, dining and south-facing orangery style living space which is flooded with natural light and leads out through bi folding doors onto the decked area over seeing endless views of the grounds and neighbouring countryside. There is rear access through a well equipped Utility room with a downstairs WC to the parking area and EV charging ports.

Wagmuggle Cottage has been completely restored and offers a separate detached living space. The cottage has a fully equipped kitchen, bathroom, living room with a log burner and a comfortable double bedroom on the upper floor.

The Barn studio has an impressive vaulted ceiling and provides open plan living with a log burner, fully equipped kitchen, bathroom and a large double bedroom with French doors opening straight out to views over the valley and providing an idyllic retreat for visiting family and guests.

Numerous outbuildings including a large detached garage, two stables, a small barn, log store, a stone workshop and stone field shelter offer plenty of storage and the option to become self sufficient in keeping livestock along with growing your own produce in the substantial poly tunnel and greenhouse.

The grounds have been carefully and sensitively landscaped to encourage biodiversity and create a rich natural environment ideal for walking, wildlife watching and outdoor pursuits. Two large wildlife ponds fed from the leat enhance the setting with the relaxing sound of flowing water from the trout filled River Lyner. A well established orchard offers an abundance of fruit trees in season and a separate field offers a large hard standing space ideal for extra parking.

Wagmuggle is a truly spectacular property with an abundance of attributes and a viewing is highly recommended.

Callington, nestled in the heart of Cornwall, is a picturesque town boasting both historical charm and modern convenience. With its cobbled streets lined with quaint shops and cafes, and surrounded by rolling hills and lush greenery, Callington offers residents a serene and idyllic setting to call home. In terms of amenities, Callington has everything one could need for comfortable living. From local markets to mainstream supermarkets, the town provides ample opportunities for shopping and dining. Even more conveniently, Pensilva is only a 5-minute drive away containing a mini market. Additionally, excellent schools and healthcare facilities ensure that families are well-catered for. Whilst having Saltash and Plymouth only a 25–30-minute drive away. For those who appreciate the great outdoors, Callington offers easy access to stunning natural landscapes. Whether it's hiking along scenic trails, picnicking by tranquil lakes, or simply enjoying the beauty of the countryside, outdoor enthusiasts will find plenty to explore and enjoy.

## Changing Lifestyles



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01822 600700**  
for more information or to  
arrange an accompanied viewing  
on this property.

 <p><b>Floor 0</b> Wagmuggle</p>	 <p><b>Floor 1</b> Wagmuggle</p>	 <p><b>Floor 0</b> Garage</p>
 <p><b>Floor 0</b> Workshop</p>	 <p><b>Floor 0</b> Log Store</p>	 <p><b>Floor 0</b> Wagmuggle Cottage</p>
 <p><b>Floor 1</b> Wagmuggle Cottage</p>	 <p><b>Floor 0</b> The Barn</p>	

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.