

**Churchtown House, Linkinhorne**
**Callington, Cornwall, PL17 7LY**

Guide Price £635,000 Freehold





## A charming spacious residence with separate barn in a peaceful yet accessible rural hamlet

- 4 Bedroom Farmhouse
- Farmhouse Style Kitchen/Breakfast Room
- 2 Reception Rooms
- 1 Bedroom Detached Barn
- Cottage Style Gardens
- Timber Shed & Polytunnel
- About 0.887 Acres In All
- EPC E & C & Council Tax E

**SITUATION** Enjoying an appealing rural location some 4 miles from the self-contained town of Callington with supermarkets, doctors, dentist, veterinary surgery together with educational facilities and sporting clubs.

The city port of Plymouth is 18 miles to the south with department stores, university, mainline railway services to London Paddington, deep water marina and regular cross-channel ferry service to northern France and Spain.

Launceston is 9 miles to the north with access to the A30 which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport.

**DESCRIPTION** Cherished home of the current vendors for the last 24 years, the property comprises a spacious cottage. Together with a 1 bedroom barn which is currently ran as a successful holiday let, also ideal for a dependent relative.

The accommodation is illustrated on the floorplan and briefly comprises: a part-glazed entrance door into study/ living room with exposed ceiling beams, feature granite fireplace with granite hearth and a woodburner. Door to lounge with exposed slate floors, magnificent stone and granite fireplace with cloam oven, woodburner and window with bench seat to front aspect. Door into farmhouse-style kitchen/dining room with range of base-level units, slate worktops, under-set ceramic sink, plumbing and appliance space for washing machine, appliance space for dual-fuel range cooker, matching island units with slate worktops, exposed slate floors, fireplace recess with feature glazed skylight and stairs rising to first floor. Door into conservatory with further door leading to a rear courtyard area. Door into






conservatory with further door leading to a rear courtyard area. Door into utility room with base-level oil-fired boiler, appliance space for American fridge/freezer, larder cupboard and deep slate sill window to rear aspect.

Upstairs there is a landing with doors to all rooms and an airing cupboard. The master bedroom has patio doors opening to a rear decked area, door into en suite shower room with walk-in shower cubicle, low flush WC, vanity wash hand basin and vaulted ceiling. There are 3 further bedrooms and a family bathroom suite comprising double bath with inset shower and glass screen, low flush WC, and mosaic tiled walls.

**TUCKED AWAY** An impressive detached stone and slate barn with inverted accommodation, Entrance hallway with tiled floor, airing cupboard and part-glazed door into entrance vestibule with stairs rising to first floor and a door into spacious double bedroom with shelved wardrobes, windows to front aspect. The bathroom comprises a panel enclosed double bath with side-mounted taps, walk-in shower cubicle, low flush WC, pedestal wash hand basin, heated towel rail and underfloor heating.

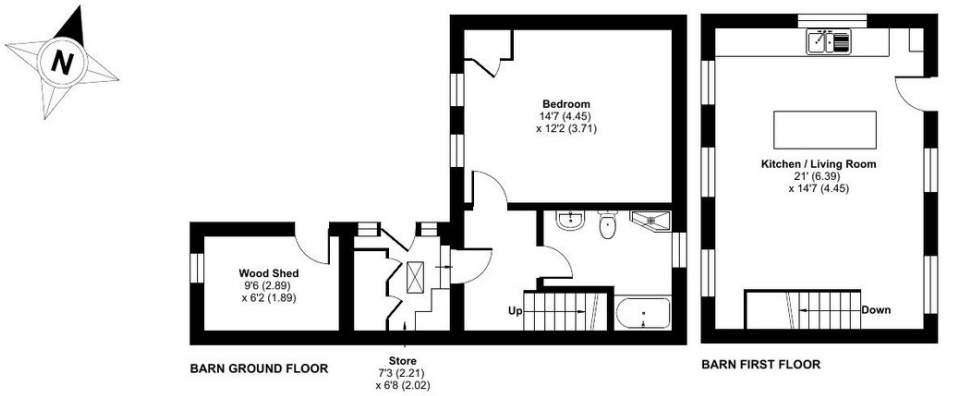
Upstairs is an open plan, triple aspect lounge/kitchen and dining area. The kitchen area has range of base and wall mounted units with laminated work surfaces over, inset stainless steel sink, mixer taps and single drainer, appliance space and exposed wood floor. A door opens to external steps which lead down to an attractive private garden area.

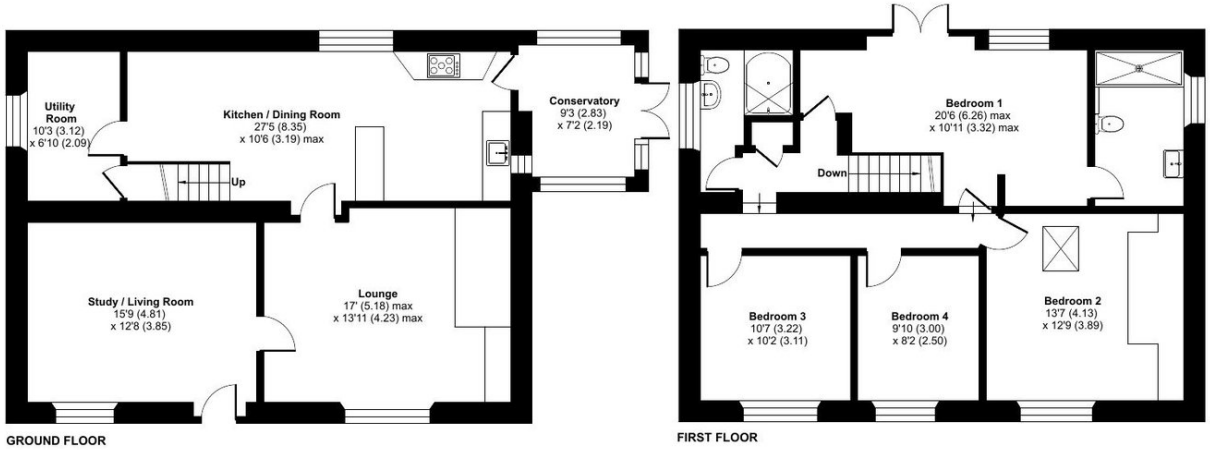
**OUTSIDE** To the front is parking for two vehicles and access via a courtyard to the rear garden, which is laid mainly to lawn with defined hedge and fence boundaries. There is a large timber shed, polytunnel, orchard, vegetable garden, gravelled patio area, ideal for al fresco dining. The property extends to 0.877 acres (thereabouts).

**SERVICES** Mains electricity. Private water to Farmhouse, mains water to holiday let. Private drainage. Oil-fired central heating to Farmhouse, air source heat pump to barn. Council Tax E. Tucked Away is business rated. EPC documentation available. For mobile phone or internet coverage, visit Ofcom website. Please note the agents have not inspected or tested these services.

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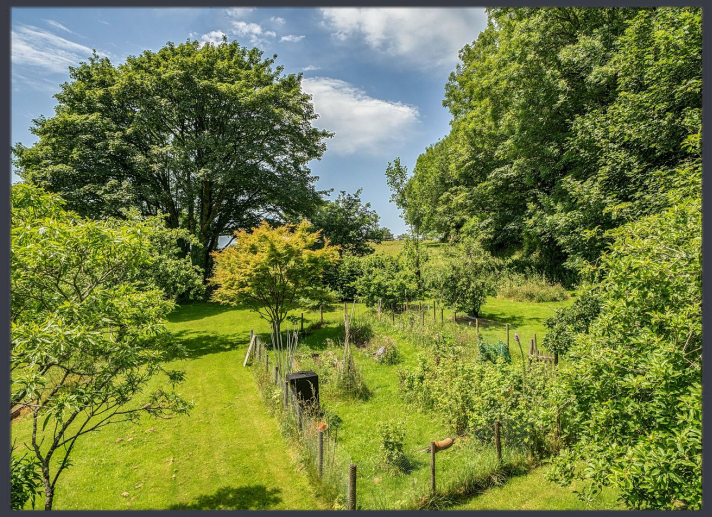
Approximate Area = 1748 sq ft / 162.3 sq m
Barn = 668 sq ft / 62 sq m
Outbuilding = 63 sq ft / 5.8 sq m
Total = 2479 sq ft / 230.1 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1431615





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