



Lower Millcombe
Linkinhorne | Callington | Cornwall | PL17 7LZ

FINE & COUNTRY

LOWER MILLCOMBE



A magical Grade II Listed home located in a sheltered setting deep within the River Lynher Valley. The exceptional residence benefits from three fully furnished self-contained holiday lets, a wide range of outbuildings, equestrian facilities and 4.5 acres of land. No forward chain.



MAIN RESIDENCE

The appealing look of the main house hits you the moment you approach the wide arched wooden entrance door which opens into the welcoming farmhouse style kitchen/dining room. The external mullion granite windows are a distinctive feature both inside and out and clearly demonstrate what rich history the home has. The superb kitchen area has a wide range of units and solid work surfaces with a large centre island unit. There are many integrated appliances such as a large electric range style oven, induction hob, free-standing refrigerator and microwave all of which will remain as part of the sale. The dining end is dominated by the floor to ceiling granite fireplace which has a clome oven recess and a wood burning stove which sits on a slated hearth. There is room for a good sized table. Moving through you enter the cosy lounge which has a warm ambience and is a lovely space in which to relax in. Again, like the dining area there is has an equally impressive fireplace with wood burner which warms the room. The exposed stonework and painted beams are a feature. Concluding the ground floor is the cloakroom/WC which has plenty of storage place within.

The rustic turning stairs lead up to the spacious first floor landing which has plenty of natural light and some built in storage. A ladder staircase ascends up to a useful attic/store room which would make an ideal play space for older children. There are three bedrooms in total, the master bedroom has an imposing vaulted ceiling and exposed stone wall with inset fireplace. Bedroom two which connects to the main bedroom could be used as a large dressing room and is also a good-sized double bedroom with both rooms having the wonderful granite mullion windows which are very much a key focal point. Bedroom three is a double room and has a built-in wardrobe. All bedrooms share use of the superior family bathroom/WC which has a tiled floor and vaulted ceiling comprising of a free-standing bath and a large separate shower cubicle which has a mains shower unit.

The main house benefits from modern comforts such as vertical radiators with warmth generated by an oil-fired central heating system, latched internal doors and hard wood external windows and doors. The PV solar array extends to some 8KW with any unused electricity being exported to the national grid.





SELLER INSIGHT

“ With origins in the 16th century, Lower Millcombe is a beautiful three-bedroom stone-built farmhouse that occupies an idyllic rural location in the glorious Cornwall countryside. Among other things, the property boasts three spacious holiday-let barns, a self-contained games room, stables and a large workshop, all set within around four and a half acres of delightful gardens and grounds.

“The very first time we came to look at the property it was springtime and I can remember admiring the orchids growing in the hedgerow as we walked down the lane from the village; I think it was at that point I had an inkling that this was the place we'd been searching for,” says Clare. “Then, as we came around the corner and the view of the house opened up before us we were completely blown away by the sheer beauty of it.” “Clare was instantly smitten, however I was instantly worried,” adds Andre. “The house was beautiful, the setting absolutely stunning, but there was a lot of work needed to transform the derelict barns into the holiday letting business we wanted to create. It was indeed a lot of hard work, but the property as a whole is now everything we wanted it to be, and more.”

“The house itself is just beautiful and so characterful that you feel as if you're living in history,” continues Clare. “It's been a wonderful home, and we've thoroughly enjoyed running the business. We've loved meeting new people and I particularly like the fact that when they arrive they're usually totally frazzled, but by the end of their stay they're completely relaxed and often don't want to leave.” “It's the setting that does it,” adds Andre. “It's so peaceful here and incredibly picturesque, and when you enter the property it's like walking into another world. The gardens and grounds were just rough land when we came here, but over time we've created lots of lovely places to sit out, relax and just soak in these gorgeous surroundings. There's the 'secret garden', a circular paved seating area surrounded by an earth bank in which we have circular benches and a stunning rose-covered arbour. There's also a pretty pond that's fed by a spring, the large field edged by a gently flowing stream, and across the lane we have another piece of land on which we've cultivated a wonderful kitchen garden and orchard.” “It's totally idyllic and I defy anyone who comes here not to be totally smitten,” adds Clare.

“The whole house has such a warm and welcoming feel and every room has its own unique character and charm so it's impossible to pick just one.”

“The 'garden room' is another place we love to spend time. It's a partially converted barn with a canopy outside and we'll often sit up there when we have friends or family over for drinks or a BBQ. It has power and drainage so it's ripe for conversion. It could be another holiday let, a home office... the possibilities are endless.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





“ We'll miss the house, it's been such a lovely home, but most of all we'll miss this idyllic setting,” says Clare. “It really is a super spot,” adds Andre, “so peaceful and tranquil. I'm sure the new owners will love living here every bit as much as we have.”











Daffodil sleeps 4/5

This exquisite detached fully furnished two bedroom, two storey holiday let was the latest conversion by our clients. It has state of the art accommodation including a large triple aspect open plan lounge/kitchen/dining space which is perfectly suited for holiday guests. The innovative heating is via a ground source heat pump. The kitchen area has a range of fitted units and integrated appliances along with all free-standing items being included in the sale. The room has sliding corner doors which open out into the private garden which comprises of a patio area and enclosed lawn. One of the bedrooms is located on the ground floor with an external access. The wooden and open tread lit staircase is a lovely feature and ascends up to the first floor which comprises of another dual aspect double bedroom with external door and a superb shower room/WC which has a double sink unit and large walk in shower.







Primrose sleeps 4/5

This is a most attractive fully furnished two bedroom, two storey holiday let which has well-proportioned accommodation which is again open plan on the ground floor with a living/kitchen/dining space which has a stone wall feature and a wood burning stove. The compact kitchen area has a modern range of units with a built-in electric oven and extractor. The bathroom/WC concludes the ground floor and is well equipped with a separate shower cubicle as well as a panelled bath. Both good sized double bedrooms positioned on the first floor have vaulted ceilings and light assisted by both traditional and roof style windows. Externally, this cottage has its own enclosed courtyard which is suited for outside dining and relaxing.





Snowdrop sleeps 2

Snowdrop is attached to Primrose and is a compact yet comfortable fully furnished one bedroom single storey holiday let. It has been adapted to accommodate those occupants who have reduced mobility and use a wheelchair. The accommodation comprises of an open plan reception space including a kitchen area with built in electric oven and a hob. The main bedroom has a recess area with storage and room for a dressing table. Concluding the rooms is an en-suite wet room with accessible electric shower unit. Externally, Snowdrop has an enclosed patio area suitable for relaxing in.

Both Snowdrop and Primrose have a lit wheelchair access path descending from the parking area to the properties. They both have oil fired central heating connected and double-glazed wooden windows.





“ We are completely surrounded by the most beautiful rolling countryside so it's incredibly peaceful and picturesque, and we enjoy total and utter privacy, however we've never felt isolated. It takes just over ten minutes to drive into Callington, which is a lovely little town where we can buy most things; Launceston is a twenty-minute drive, Liskeard is fifteen minutes away and it takes around half an hour to drive into Saltash so we're spoilt for choice in terms of well-served towns.”



Poppy Barn

This attractive barn is partially converted into a small two storey holiday let subject to obtaining the relevant consent. At present, it is used for storage and as a garden room/summer house. It is a delightful building and has many utilities connected. On the ground floor is a WC and at the side a wooden framed extension which is used as a summerhouse with double doors opening out onto a sheltered paved terrace which is perfect when accommodating guests for a barbeque.

Grounds

The grounds of Lower Millcombe are beautiful and extensive. The property is approached by the single lane from where you can turn into the car park area at the top or the main driveway at the side of the main house. Both accesses at the side of the main house are enclosed by wrought iron gates. At the front is a large gravelled and lawned area of garden which is level and suited for outside dining and relaxing. Dropping down from this area is the more expansive garden which unfolds into the surrounding meadowland. There is a rose garden with attractive trellising, circular paved seating area and at the side many areas well planted with a number of shrubs, bushes and perennials. There are a range of flower beds and specimen trees with space for families to enjoy and use for sports and recreational activities. A large wooden outbuilding is divided into a laundry/games room for the use of the holiday guests and a large workshop with adjacent wood store on top of which is the solar array. Much of the land has been left to its organic and natural beauty with a range of wild flowers offering an abundance of colour. Adjacent to the stream is a picnic/seating area and wildlife pond offering a soundtrack of running water and birdsong. Many of the holiday guests are able to use this space to appreciate the wonderful natural habitat and unspoilt environment. Across the lane is the large orchard which is well stocked with a variety of fruit trees and the kitchen garden which has many raised beds and a greenhouse.

The field at the side is gently sloping and fine pasture suitable for the grazing of a whole range of stock. At the top is a concreted enclosed stable yard with lane access. The wooden stable block comprises of two looseboxes and a feed store/tack room. The magical location is fully appreciated from all corners of the plot that in all extends to some 4.5 acres. The property has an EV charging point.

Location

The property lies in the heart of the Lynher Valley on the edge of Bodmin Moor. Within two miles there is a county primary school, public house and place of worship at Upton Cross and Rilla Mill has further village facilities including a public house, village hall and access to walks along the river Lynher Valley. All three east Cornish towns of Launceston, Liskeard and Callington can be reached within 10 miles and have a range of commercial, shopping, educational and recreational facilities.

Further comprehensive shopping, commercial and recreational facilities are located in either Launceston (9.4 Miles) or Liskeard which is approximately 7.4 Miles. A wide range of private schools St Josephs (Launceston) and Mount Kelly College (Tavistock). Excellent transport links can be found in the cathedral city of Exeter by road, rail and air (Exeter International Airport) which is about 53 miles. The A30 dual carriageway can be reached in approximately 15 minutes. The continental ferryport and city of Plymouth is approximately 20 miles distant and has regular cross channel services to France and Spain.

INFORMATION

Directions

From Launceston proceed out of the Town Square along Western Road towards Pennygillam Roundabout. At the roundabout take the third exit signposted South Petherwin. Proceed for approximately five miles through the village of South Petherwin and at the crossroads at Congdons Shop turn left (signposted Callington) and proceed for a further mile. Upon entering Coads Green drive straight through the village and continue for a further mile until reaching the crossroads at Kersbrook Cross. Take a right hand turning here signposted towards Rilla Mill. Upon reaching the first junction at Halwinnick turn left. Continue and turn left at the next crossroads heading towards Linkinhorne. Proceed along this road and down the hill. Turn right (just before the bridge) and Lower Millcombe is the first property identified on left hand side.

Services

Mains water and electricity. Private drainage. Broadband connectivity fibre to premises.

Council Tax Band

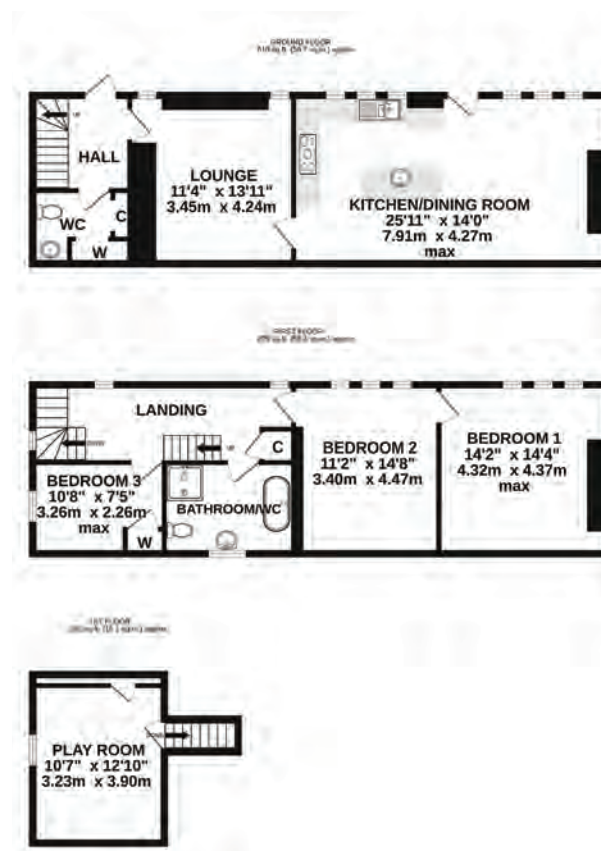
Lower Millcombe - D: Cornwall Council.
Primrose, Daffodil and Snowdrop – Rateable Value of £7500: Cornwall Council.

Tenure

Freehold.

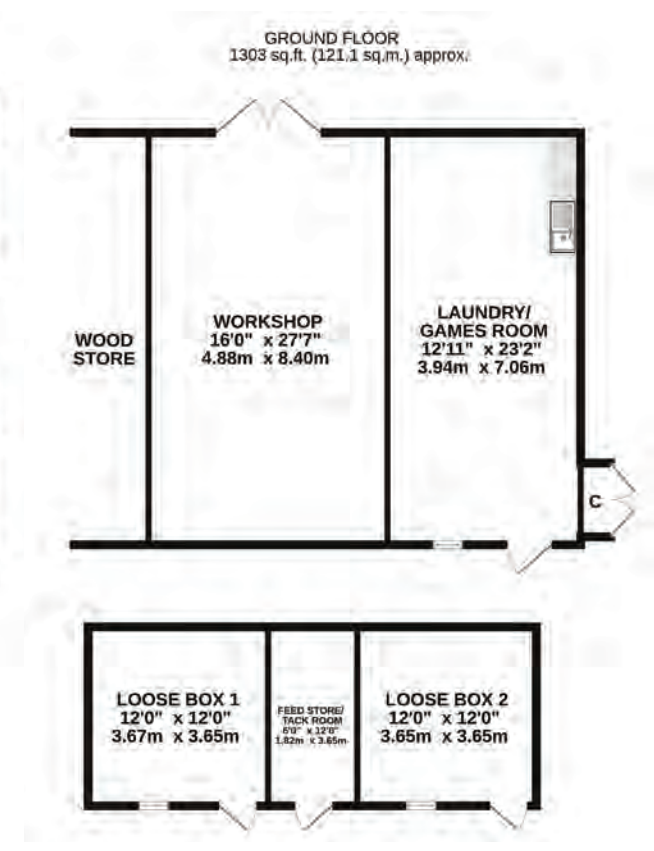
£ 1,800,000

Lower Millcombe



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

Outbuildings



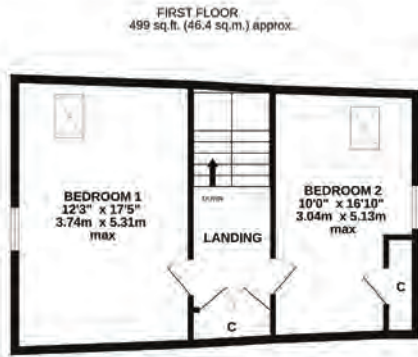
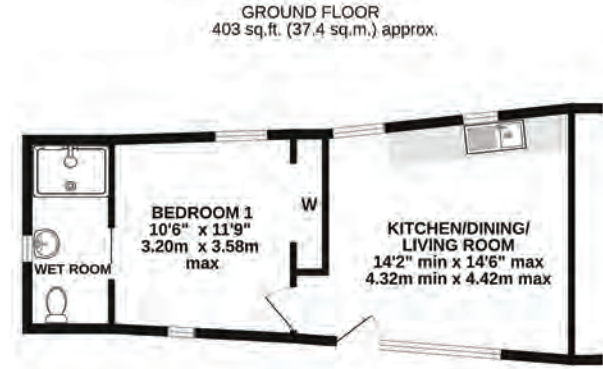
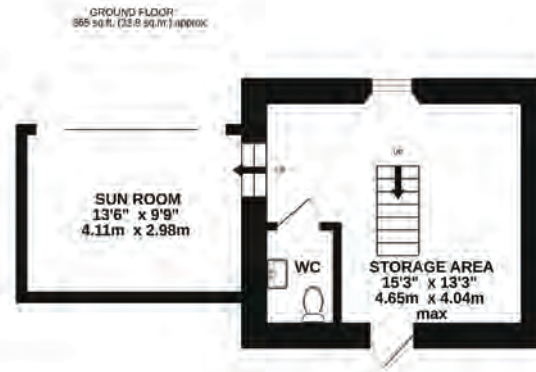
TOTAL FLOOR AREA: 1303 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Primrose

Poppy Barn

Snowdrop



TOTAL FLOOR AREA : 403 sq.ft. (37.4 sq.m.) approx.

Daffodil



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 sq.m.) approx.

TOTAL FLOOR AREA : 597 sq.ft. (55.4 sq.m.) approx.

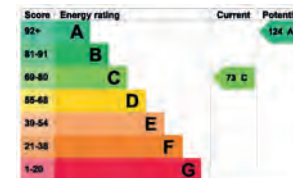
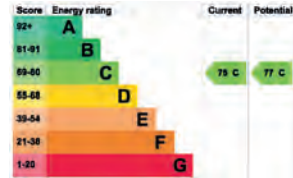
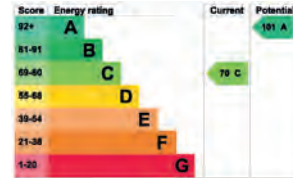
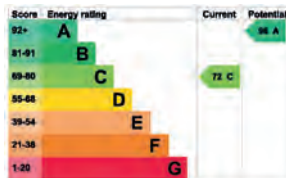
TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Lower Millcombe

Daffodil

Primrose

Snowdrop



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 03.08.2023





FINE & COUNTRY

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