



Higherland, Stoke Climsland, Callington  
PL17 8LD



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## Guide Price £235,000

The property is set just outside the village of Stoke Climsland within the quiet hamlet of Higherland. Stoke Climsland is served by a Post Office, general store, primary school, village hall and thriving community. The nearby town of Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist surgeries and regular Bus service.

- Character Cottage located in a Hamlet setting
- Lounge with wood burner
- Modern Shower room
- 2 Double Bedrooms
- Outside Studio and Pretty Cornish Cottage style Gardens
- Views across to woodland and beyond



This period cottage believed to originally date back to approximately 1775 is nestled in a quiet idyllic hamlet, where excellent country and forest walks can be enjoyed.

A stable door gives access into the Porch being an ideal choice for shoe and coat storage. An internal door gives access through to the main reception room being the Lounge. The main feature of this room is the fireplace which houses a cast iron wood burner set on a tiled hearth. There is exposed stone walling, granite lintel above and a cloam oven with enclosing door. Window facing to the front, beamed ceiling, electric heater and display niche. The Dining room then follows with space for table and chairs and further reception furniture if required and stairs rise to the first floor. There is a Snug area with an electric heater and velux window making this a good study area. The Inner Hallway has an electric heater, window facing to the side and a storage cupboard. The Shower room comprises of a low level WC, wash hand basin, large walk-in shower housing the Mira electric shower with a tray and screen and a window faces to the rear. 2 heated towel rails, electric heater and tiling to the walls. The Kitchen is fitted with a range of modern wall and base units, roll top work surfaces with matching splashbacks, part tiling to the walls, 4 ring induction electric hob with a stainless steel and glass finished extractor over. Under unit space and plumbing for a washing machine and dishwasher, stainless steel sink unit with a swan neck tap over and Neff eye level double oven/grill. Window facing to the side and window and door to the rear.

On the first floor the Landing gives access through to the 2 double bedrooms and has a stone and slate finished display niche. Bedroom 1 faces to the front and has wonderful views across surrounding countryside, woodland and across to Kit Hill. Deep wardrobe space with hanging rails and shelving, electric heater and loft access. Bedroom 2 faces to the rear and has built in storage cupboards.



## OUTSIDE

To the rear there is a enclosed paved garden with mature shrubs and flowers. There is a Studio building which could be adapted for individual requirements and make an excellent home office, workshop or just for storage purposes. It has a consumer box, power and light, 3 velux windows and an enclosing door. A pathway then leads to a former pigsty store with enclosing door. A further quintessential Cornish garden then follows which includes lawns, greenhouse, vegetable/soft fruit cage, trees and an abundance of flowers and shrubs. The garden is enclosed offering a great deal of privacy, attracts a great deal of wildlife and is a wonderful setting for morning/afternoon coffee or alfresco dining. On street Parking is available within close proximity to the cottage.

A short distance from the property there is a car park owned by the Duchy who currently charge £30.00 per annum to be able to use this facility.

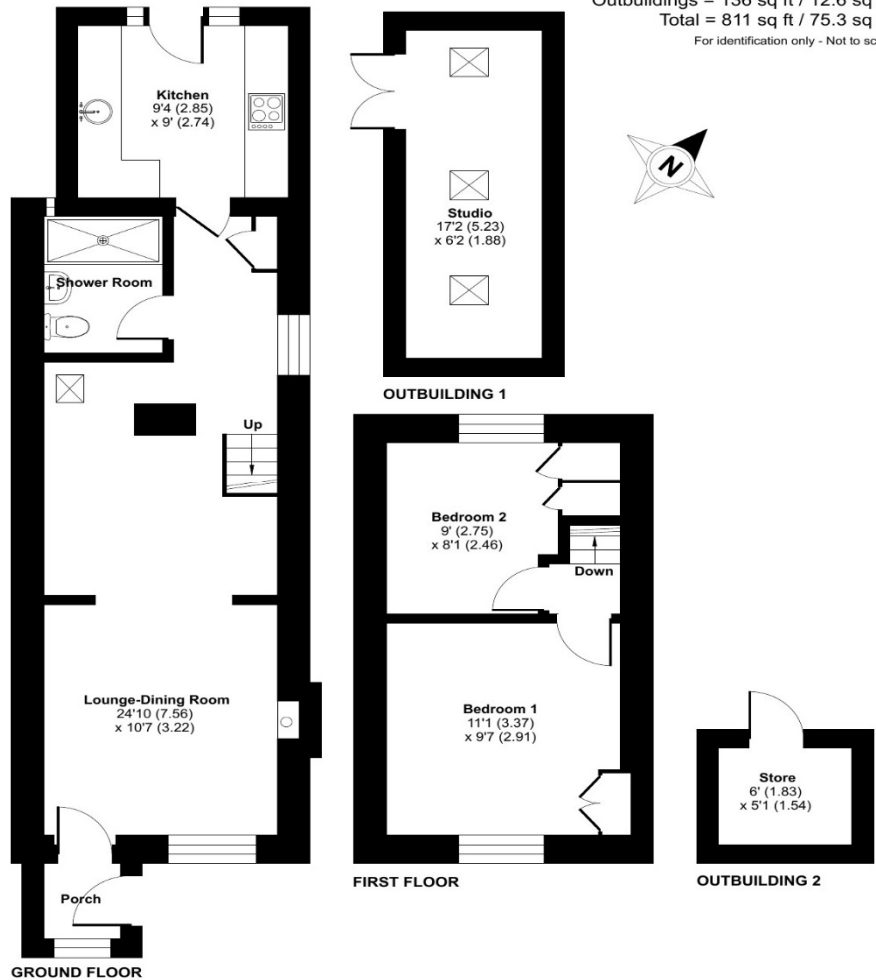
Services:- Electric, water and drainage.

Council tax: Band A.



# Higherland, Callington, PL17

Approximate Area = 675 sq ft / 62.7 sq m  
 Outbuildings = 136 sq ft / 12.6 sq m  
 Total = 811 sq ft / 75.3 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). © nctchem 2026. Produced for Dawson Nott Ltd. REF: 1453202

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

