



Welltown, Callington  
PL17 8AE



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## Guide Price £525,000

The property is set on quiet country lane in the heart of the countryside some 1.5 miles from Callington town centre. Callington amenities include schools, doctors, dentist and post office and the City of Plymouth is approx 16 miles distant. There are a selection of recreational pursuits nearby.

- Good sized detached bungalow set within a quiet location
- Set within 5 acres of Gardens and Land
- 3 good sized Bedrooms
- Large Lounge and Kitchen/Dining room
- Garage, out buildings and ample Parking
- Great potential for buyers looking for a project



An opportunity to purchase a detached bungalow set within approximately 5 acres of gardens and land which requires improvement but has great potential! However, between 2011 and 2014 the vendors have advised that the property was rewired, replumbed, replastered, had replacement windows, remodeled kitchen, new LPG central heating, woodwork and doors replaced with solid oak and floors laid with porcelain tiles. The property is accessed via the open Porch, where the entrance door opens into the Hallway. The large Lounge has sliding patio doors to the front and a window to the side, Multi fuel stove and ample room for reception furniture. The spacious Kitchen/Dining room is fitted with a range of high quality wall and base units, roll top work surfaces with matching splashbacks and drawer space. There is an eye level double oven/grill, recessed area suitable for an over sized fridge/freezer, five ring Induction Electric hob and encased window facing to the rear and under unit space and plumbing for a dishwasher. There is also an island matching to the kitchen with a Breakfast bar area. At the dining end there is a Multi fuel stove finished in Cornish granite and French patio doors give access to the rear.

The Master Bedroom is a double bedroom, facing to the rear, with a radiator. Bedroom 2 is also a double bedroom facing to the front, with radiator. Bedroom 3 faces to the front, with a radiator. The Bathroom comprises of a low level WC, Spa bath with Victorian style shower head. There is a separate, double sized shower cubicle with enclosing screens and door, shower head and tray. Vanity unit with a stone circular wash hand basin with tap over and cabinets below. Part tiling to the walls, shaver point, frosted window facing to the rear and a cupboard with sliding doors, housing the central heating and hot water boiler.

From the Kitchen/Dining room there is a further door which leads out to a passage way, a door providing access to the Garage. The garage has power and light and at the rear there is a Utility area which has plumbing for a washing machine and space for a tumble dryer. There is also plumbing for a sink and a window. There is also a toilet to the rear of the Garage.



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## OUTSIDE

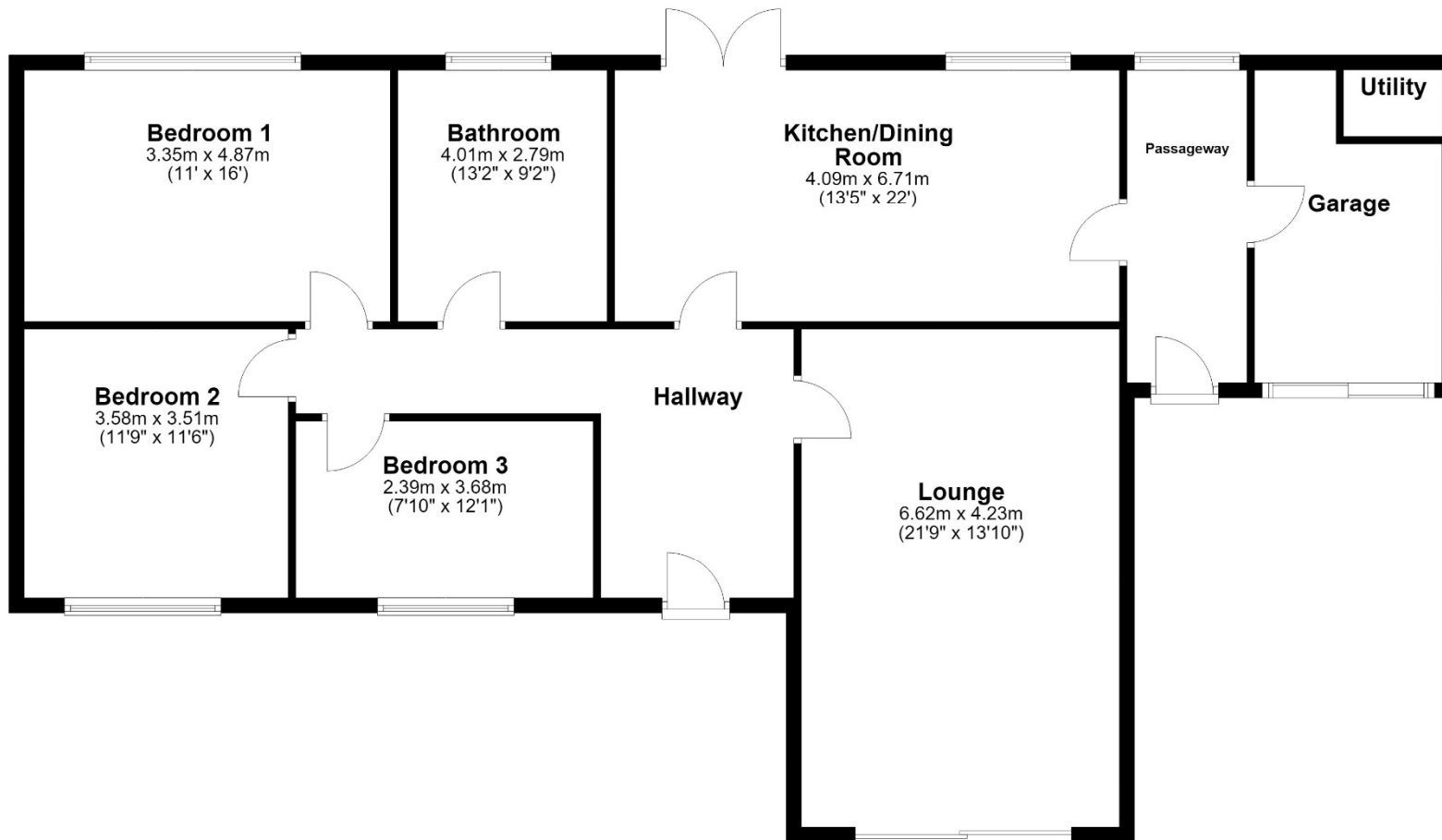
The property is accessed via a gateway and pedestrian gateway which opens up to a paved driveway. To the front there is a paved patio area and the gardens are in need of some attention but mostly clearing. To the rear again the garden is in overgrown and in need of clearing but is a blank canvass where countryside views can be enjoyed once completed. There is a pathway leading down to the LPG tank and continues through to the the land. The gardens and land amount to approximately 5 acres and the land is divided into sections and includes a number of out buildings including poly tunnels, and workshops. To the far side of the property lies a wooded area. The location would be equestrian enthusiasts haven being able to ride out from your own land.

Services: Electric and water. LPG gas heating and Septic tank drainage.

Council Tax: According to Cornwall Council the Tax Band is E



## Ground Floor



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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.

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