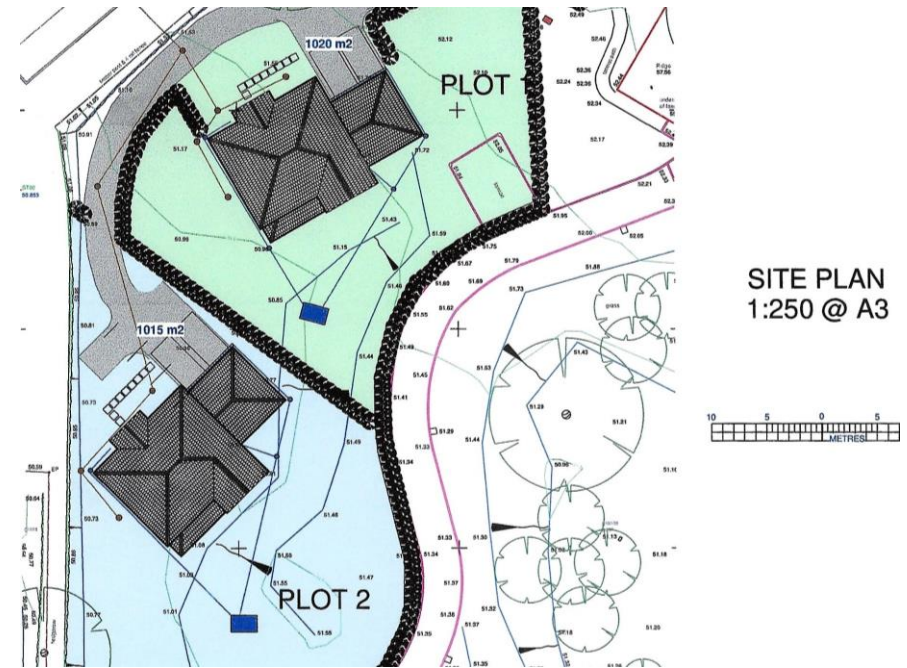




Price From £700,000 - Freehold
Plots 1 & 2, Little Green, Southern Road, Callington PL17 7EP

****A RARE OPPORTUNITY **** to purchase one of just two executive imposing detached residences under construction, by renowned local Award Winning builder Charles Gray Limited. Awards include GOLD AWARD FOR BUILDING EXCELLENCE 2023 and for BEST SMALL NEW HOUSING DEVELOPMENT from Devon Building Control.

The site is situated on the fringes of Callington in one of the most desirable locations within the vicinity. Both properties have detailed planning permission approved through Cornwall Council application PA21/07721 and will come complete with a 2 year build warranty and 6 year architects certificate. At this stage of the build purchasers have the benefit of choosing internal appliances, floor coverings, furnishings and finishes.



External Appearance:-

Rendered walls and slate roofs with grey uPVC windows facing southwest. uPVC fascias and Cedral upper boarding/cladding.

Size:-

The properties will measure approximately 2000 sm² excluding the double garage. The proportions of the properties are unusually generous and designed to reflect the best aspects of the neighbouring area.

Design:-

High specification both externally and internally is key for these stunning executive detached houses and include large deep windows including a beautiful galleried vaulted entrance hallway/landing, oak staircase and bi-foldng doors. The design floods the interior with natural light beneath a hipped and traditionally slated roof. Inside the rooms are well proportioned with high ceilings providing a light and airy feel.

The houses boast all the modern comforts and a high specification of top-quality features which include attractive hard wearing engineered oak

First Floor - Landing/Gallery

Bedroom One - 13'9" (4.19m) x 13'9" (4.19m)

En suite and Dressing room

Guest Suite/Bedroom Two - 11'9" (3.58m) x 9'11" (3.02m)

En suite

Bedroom Three -13'9" (4.19m) x 9'11" (3.02m)

Bedroom Four - 11'10" (3.61m) x 9'11" (3.02m)

Family Bathroom

Double Garage - 18'4" (5.59m) x 19'8" (5.99m)

Outside

This select development of just two new homes is located on the outskirts of the popular Town of Callington and is only a short drive to St Mellion Spa and Golf Resort.



Floors to be laid throughout the ground floor with exception to the Lounge. Oak doors with brushed chrome or matt black furniture to be installed throughout and the bathroom, separate shower room and en suite facilities to be tiled and fitted with good quality modern white suites.

The heart of the home is undoubtedly the impressive, open plan kitchen/family/dining room with its sleek kitchen with a range of flush fronted units in matt grey beneath a contrasting stone work surface and built in appliances. A separate utility room houses the laundry facilities and provide extra generous storage.

From the dining area, tri-fold doors spanning the width of the room can be folded back to provide access to the garden and the paved terrace, making this a perfect house for hosting family events, alfresco dining and entertaining.

The windows are double glazed and the house is centrally heated using an air source heat pump with under floor heating on the ground floor and traditional radiators on the first floor, with chrome heated towel rails in the bathroom and en suites. Also, on the first floor there is a fitted pull-down ladder in which to access the partially boarded roof space. Large pressurised cylinder provides ample hot and cold water and the house is timber framed and as such is very well insulated, helping to keep running costs low.

Accommodation comprises:-

Ground Floor

Entrance Hall

Lounge/Living room - 19'1" (5.82m) x 15'1" (4.6m)

Cloakroom - 4'7" (1.4m) x 5'10" (1.78m)

Kitchen/Family room - 13'9" (4.19m) x 20'8" (6.3m)

Utility - 8'9" (2.67m) x 11'10" (3.61m)

The properties sit within their own level plots with a small garden at the front and a level lawned garden at the rear which is fully enclosed by Cornish banks and timber stock proof fencing, therefore making them very secure and safe for children and pets.

There is a private paved sun terrace off the dining and lounge area for alfresco eating and entertaining, barbecuing and relaxing.

At the front, over a granite curb driveway is a block paved private parking area sufficient for three vehicles, leading to the double garage featuring a sectional up and over electric door.

Services:-

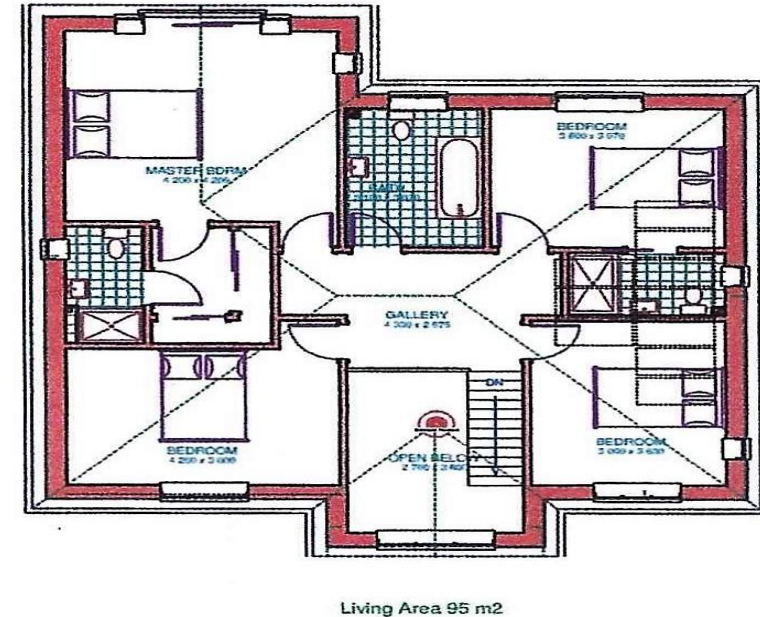
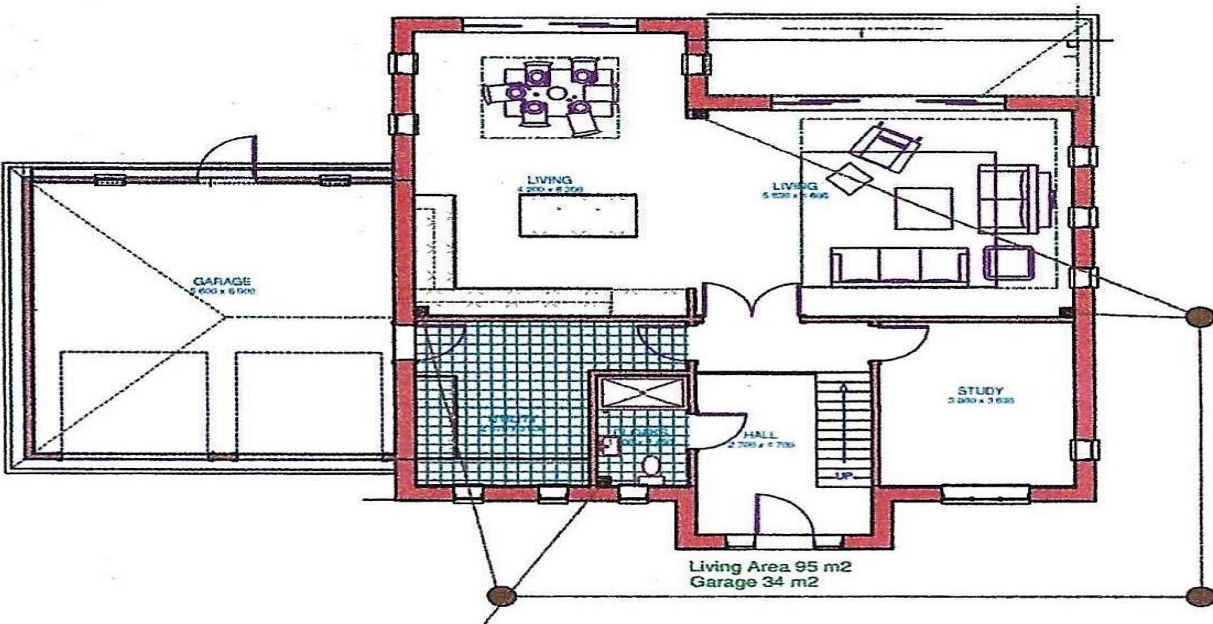
Mains electricity and water, foul treatment plant shared by the two properties.

Photographs:-

Please note the internal photos used are from a previous development and are for examples only.

The landscape photograph is of Kit Hill which is a nearby area of historical interest. The photograph of the golf course has been taken at St Mellion Spa and Golf resort which is approximately 3 miles distant.





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN