



Price £350,000 - Freehold  
George Place, Callington PL17 7JH

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ESTATE AGENTS



This property was formerly a none listed commercial property and used as a former solicitors office. It is a distinguished 3 Storey building formerly two separate dwellings with rear tenement extensions, gardens and parking. The premises offer a total of 28 spacious rooms with fourteen rooms being in each building with an interconnecting hallway. The property can easily be separated back to allow two large spacious family homes (subject to planning) which the vendor will consider selling separately with further discussion. The property also offers potential for redevelopment with a pre application for converting into 12 spacious apartments.

This potential development opportunity is located on the western side of the town of Callington, in Cornwall within walking distance of the town centre and all local amenities. A recent pre-application enquiry submitted on the 2nd August 2022 and seeking advice on the potential for the development of the site to form a selection of 1 & 2 bedroom apartments. The application has received a positive response from Cornwall Council. Pre application reference PA22/01378/PREAPP.



#### Situation:-

George Place is situated on the edge Fore Street being the heart of the historic former market town of Callington, well located within East Cornwall, around 12 miles north from Saltash, A38 and the Tamar Bridge, 12 miles south of Launceston and A30 and at the junction of A388 with the A390, Tavistock to Truro road. The town is growing rapidly with recent housing and further new housing planned, current population approximately 6000, and well known as `home` to Ginsters, the largest pasty bakery in the UK, together with a wide employment base. Nearby occupiers include Lloyds Bank, Lloyds Pharmacy, Dawson Nott estate agents, B & M, large Spar with butchery and many local traders to include the Bull`s Head public house.

Room 9:- 8'5" (2.57m) x 8'8" (2.64m)

#### Top Floor :-

Room 10:- 14'0" (4.27m) x 14'2" (4.32m)

Room 11:- 9'1" (2.77m) x 12'5" (3.78m)

Room 12:- 6'8" (2.03m) x 12'6" (3.81m)

#### Left Hand Side Of Building

#### Ground Floor :-

Room 1:- 10'0" (3.05m) x 12'5" (3.78m)

Room 2:- 9'11" (3.02m) x 13'10" (4.22m)

Room 3:- 11'4" (3.45m) x 14'2" (4.32m)

Room 4:- 8'9" (2.67m) x 7'1" (2.16m)



### Property:-

Both properties have their own front entrance. These doors are the main access to the hallways and the the accommodation is spread over the three levels. At the rear of the building is a tenement extension where at present the bathroom and wash facilities can be found.Each property has the potential for 8 bedrooms, 4 reception rooms and 2 bathrooms. There is parking at the front and gardens at the front with the potential for gardens at the rear and parking.

### Right Hand Side Building

#### Ground Floor :-

Room 1:- 10'1" (3.07m) Max x 10'1" (3.07m)

Room 2:- 8'11" (2.72m) x 16'7" (5.05m)

Room 3:- 11'0" (3.35m) x 13'11" (4.24m)

Room 3:- 8'6" (2.59m) x 7'0" (2.13m)

Room 4:- 9'4" (2.84m) x 12'6" (3.81m)

Room 5:- 6'0" (1.83m) x 14'8" (4.47m)

#### First Floor :-

Room 6:- 14'0" (4.27m) x 13'9" (4.19m)

Room 7:- 9'10" (3m) x 12'6" (3.81m)

Room 8:- 10'5" (3.18m) x 13'9" (4.19m)

Room 5:- 9'4" (2.84m) x 12'6" (3.81m)

#### First Floor :-

Room 6:- 11'1" (3.38m) x 13'10" (4.22m)

Room 7:- 8'9" (2.67m) x 8'7" (2.62m)

Room 8:- 13'9" (4.19m) x 14'1" (4.29m)

Room 9:-  
11'2" (3.4m) x 14'2" (4.32m)

Room 10 :-  
9'11" (3.02m) x 12'7" (3.84m)

#### Second Floor :-

Room 11: -  
7'1" (2.16m) x 12'8" (3.86m)

Room 12:-  
12'7" (3.84m) x 14'0" (4.27m)

Room 13 :-  
8'6" (2.59m) x 12'7" (3.84m)



#### Hallway:-

12'8" (3.86m) x 7'8" (2.34m)

Both properties have their own front entrance. This is where doors give access to the main hallways where a stair cases raise to the first 2nd and third floor.

#### Internal Hall:-

3'4" (1.02m) x 15'10" (4.83m)

The internal hallways link the properties together but they can still be easily reinstated as two dwellings.

#### Rear Tenement :-

10'1" (3.07m) x 6'11" (2.11m)

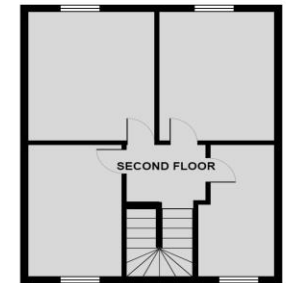
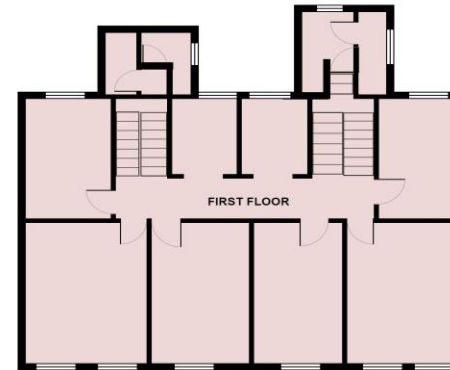
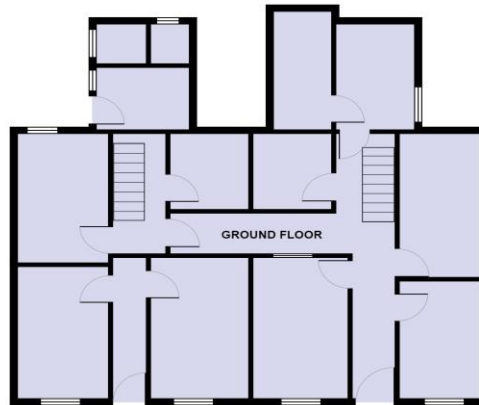
This is where the bathroom and wash facilities can be found and the First Floor to both buildings.

#### Tenure :-

The premises are Freehold.

#### EPC:-

The EPC Band is D.



#### 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

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