



## Higherland, Stoke Climsland

PL17 8LD

Guide Price £160,000  
Freehold



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**Situation:-** The property is set just outside the village of Stoke Climsland within the 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 has a doctors, dentist, selection of individual and high street shops, veterinary surgery, places of worship, primary and secondary schools and is well situated for easy access to main routes.

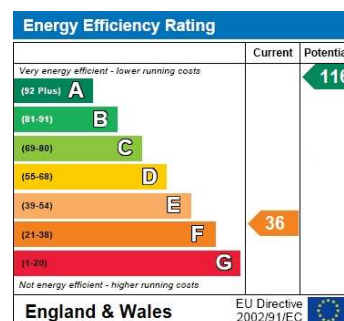
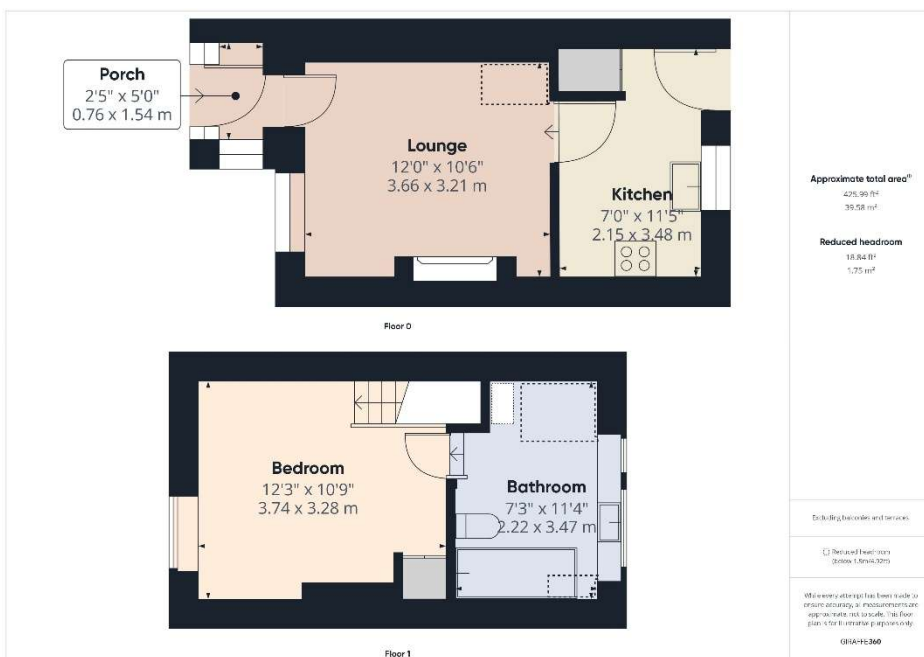
There are many recreational pursuits that can be enjoyed by members of the family including St Mellion golf and leisure resort, Launceston golf club, places of historical interest and The Tamar Valley a designated area of outstanding natural beauty. Local walks are a stone's throw away so no need to take your car!

**Description:-** A quaint end of terraced period cottage situated in the Hamlet of Higherland set on the fringes of the sought after Village of Stoke Climsland. Brief accommodation comprises:- Porch, Lounge with feature fireplace and wood burner and Kitchen with built in oven and hob on the ground floor. Stairs rise to the first floor where the Double Bedroom with exposed wooden floor boards and nice sized Bathroom can be found. Outside to the rear via a pathway leads to the out building/workshop and a paved pathway then leads to the larger than average Garden with summerhouse/shed. Extensive far reaching countryside views can be enjoyed from the Garden. The property has character features including a fireplace with wood burner and cloam oven, beams, exposed wooden floorboards and internal wooden doors. There is uPVC double glazing and heating.

**Outside:-** To the front there is a gateway to the right hand side of the terrace which gives access through to a pathway leading to the rear of the properties. The pathway then leads to the storage/workshop which has power, is an ideal log store and has an enclosing door. The gardens to the properties are then on the left hand side and the garden for this property is at the end of the pathway where there is an entrance gate. Panoramic far reaching countryside views can be enjoyed. The garden presently has a selection of trees and can be cultivated for individual needs or requirements and includes Cornish banking and walling and a modern summer house/shed. There is on street parking and a short distance away there is a parking area where a permit can be purchased through The Duchy of Cornwall.

**Services:-** Electric, water and drainage.

**Council Tax Band:-** The Council Tax Band for this property according to the Vendor is Band A.



**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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