



Callington

PL17 8FJ

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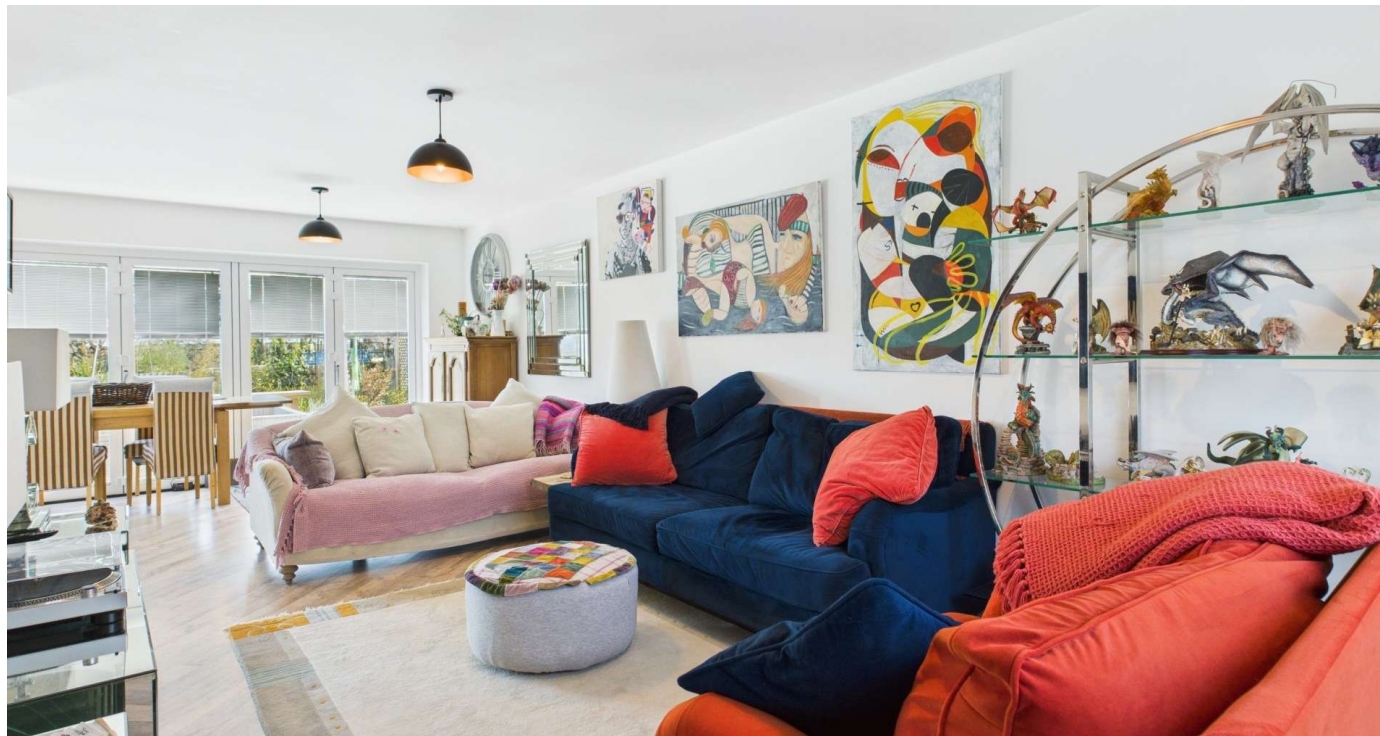
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DAWSON **nott**
ESTATE AGENTS

Guide Price £550,000

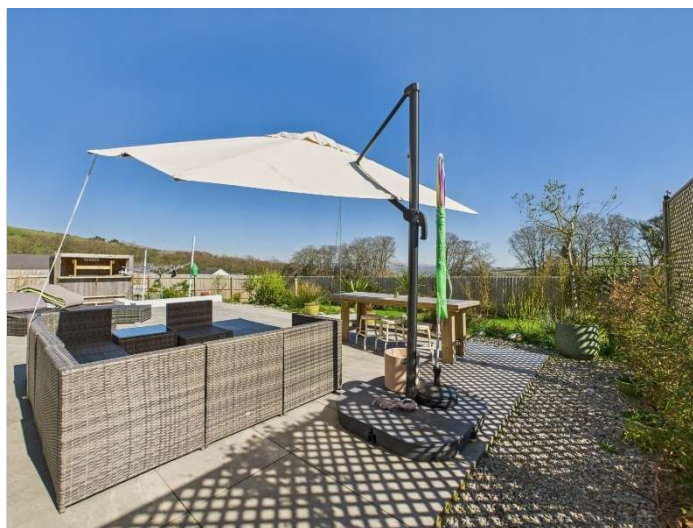
Situation:- Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

- **Stunning Executive Detached House**
- **Impressive open plan Kitchen/Lounge/Diner**
- **22 Solar panels with 10kWh battery storage**
- **Double Garage and Office**
- **5 Bedrooms**
- **Attractive Gardens with Porcelain tiled patio terrace**



A truly stunning executive detached house located within a small development sited on a large corner plot being situated on the fringes of Callington. Stone finished open Entrance Porch gives access the the property. The welcoming Hallway has a useful under stairs storage cupboard. On the ground floor there is a most impressive open plan contemporary Kitchen/Dining/Lounge which is the hub of the house and a very social space. The kitchen has bespoke cabinets a range of integral appliances, granite worktops with matching upstands and Quooker tap. From the dining area bi-fold doors open on to the patio terrace bringing the outside in. A Cloakroom, Utility room with direct access to the double Garage and Study complete the ground floor. There is Karndean flooring in a number of the internal rooms and designer modern radiators.

On the first floor the Landing provides loft access and a large airing cupboard with water cylinder. Access is also gained to the bedrooms and bathroom. The Master suite comprises of Double Bedroom with full length uPVC double glazed windows enjoying the most wonderful countryside views and the En suite Shower room. There are a further 3 Double Bedrooms and Bedroom 5 is currently used as a dressing room. To finish there is a Family Bathroom.



OUTSIDE

To the front, there is a paved pathway that leads up to the front entrance. The garden is laid to lawn with flower and shrubs. There is a driveway suitable for two vehicles and a Double Garage with electric car charging point. To the rear, there is a porcelain tiled patio terrace ideal for Al fresco dining, furniture and entertaining. The main garden is laid to lawn edged with climbers, flowers and shrubs. The garden also includes trellising, a BBQ section, further porcelain tiled patio and drying area. Outside tap and electric sockets. Rear access can be gained into the garage. The double garage has an electrically operated doors, power and light. The garden provides far reaching views across the surrounding countryside as far as the eye can see. A side section provides an area suitable for a greenhouse /garden shed.

Services:- Mains Electric, Gas, Water and Drainage

Council Tax:- Band E.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1870.25 ft²

173.75 m²

Balconies and terraces

603.42 ft²

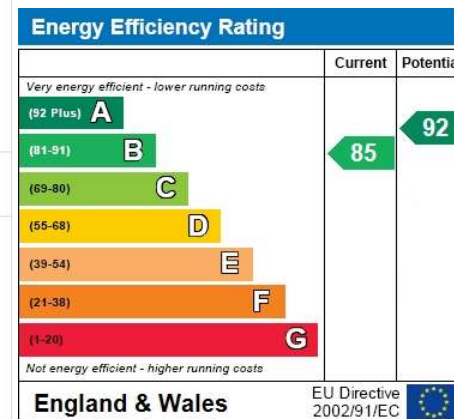
56.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

