



Callington
PL17 7HD

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DAWSONnott
E S T A T E A G E N T S

Guide Price £495,000

Situation:- Callington is a small town with a thriving community in South East Cornwall approx 15 miles from 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. Many recreational pursuits

- Superb Detached House in favoured location
- Impressive Accommodation throughout
- 4 Bedrooms - Shower room and Bathroom
- Garage and Ample Parking
- Attractive well tended Gardens
- Wonderful Countryside Views



This exceptional detached property is first entered through the main entrance door to a useful Porch which is an ideal spot to store your shoes and coats. The accommodation is spacious and versatile and would make a lovely home for a variety of purchasers either looking for family or extended family occupancy. From the Porch an internal door opens to the impressive ground floor accommodation. The main reception area is currently arranged as open plan which is always popular with families. This incorporates a Lounge which has the main feature as the fireplace housing a cast iron multi fuel burner set on a slate hearth with a slate surround. The room is double aspect allowing a great deal of light in to the room and sliding patio doors give access to the Conservatory which overlooks the rear garden and beyond. The dining room is placed midway between the Lounge and the Kitchen making it the right choice for entertaining. The bespoke kitchen is a chefs delight and is fitted with a range of high gloss wall and base cabinets, a glass finished five ringed gas hob with a modern extractor and canopy above and built in full size dishwasher. There is a matching island including a breakfast bar and seating area. Two Eye level ovens and space for an American sized fridge/freezer. The separate Utility room has matching base units to the kitchen and the Cloakroom then follows. The inner Hallway has stairs rising to the first floor and an under stairs study area. There are two double Bedrooms on the ground floor both having fitted wardrobes. The ground floor shower room has low level WC, vanity unit, large walk in shower with electric wall mounted shower.

On the first floor there is the landing which gives access to the first floor accommodation. Bedroom 1 which is a double Bedroom has access and storage into the eave space, wardrobes and this room enjoys the best view from the property. Bedroom 2 is a double Bedroom with access to the eave space. The first floor bathroom completes the accommodation. Wonderful far stretching views can be enjoyed from all the rear aspect rooms both on the ground and first floor levels across to Kit Hill and countryside.



OUTSIDE

To the front the property can be approached via 2 driveways one of which leads up to the garage and is suitable for approximately 2 vehicles. The second is paved and finished in pebble and leads to the front entrance door. The front gardens are mainly laid to lawn with attractive mature shrubs and flower beds. There is a gateway to the left hand side of the property leading to the rear. The attractive well tended rear garden has shaped lawns, paved patio area ideal for al fresco dining and a stepping stones pathway. There are mature borders stocked with an abundance of flowers and shrubs that have been carefully and lovingly maintained. There is a central rockery garden also stocked with flowers and shrubs, shed and a useful outhouse. The garden is a gardeners haven and is enclosed with fencing and natural hedging.

Garage:- Electric up and over door, power and light, door to the utility.

Services:- Mains electric, gas, water and drainage.

Council Tax: Band E



Callington, PL17

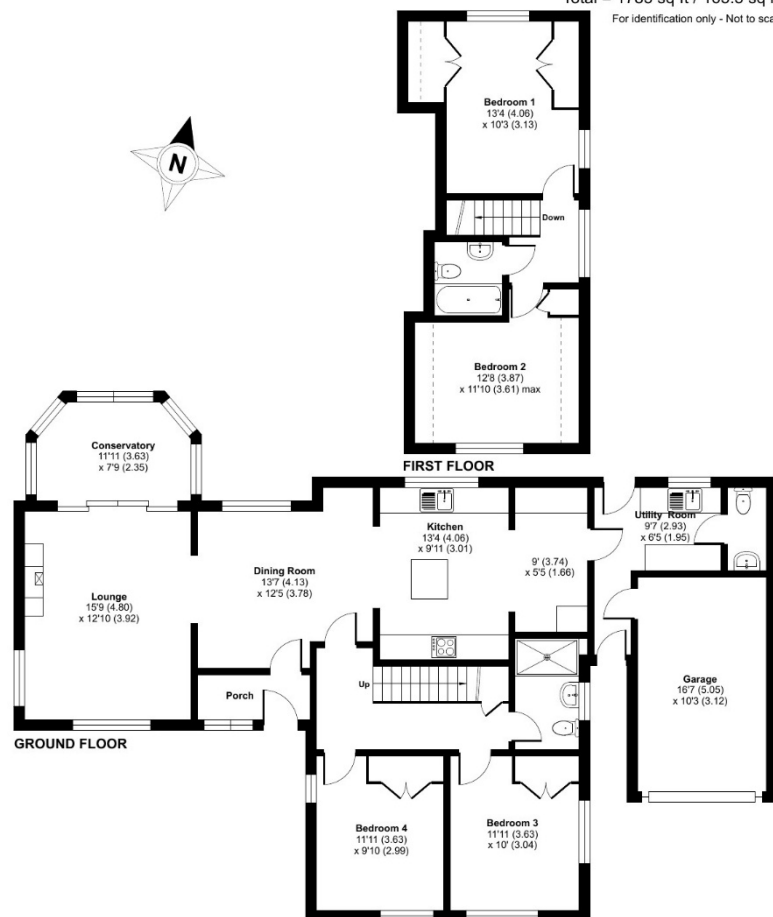
Approximate Area = 1585 sq ft / 147.2 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1783 sq ft / 165.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1318829

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.

