



Callington
PL17 7QB



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ESTATE AGENTS

Price £290,000

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

- Tucked away location
- Spacious lounge/diner
- 3 Bedrooms and Shower Room
- Upvc DG & Gas CH
- Level Gardens With Stunning Views
- No Onward Chain



This 3 bedroom detached bungalow can be found at the bottom of a private road, which offers a peaceful and quiet setting.

uPVC Entrance door gives access into the Hallway from which doors lead off to the accommodation. A generous sized Lounge/ Dining Room with a rear aspect looks out over the garden. There is a natural stone feature fireplace housing the Gas fire and ample room to accommodate a range of reception furniture. Patio doors provide access into the Garden Room, which enjoys a sunny aspect and has ample room for seating. Further patio doors give access into the rear garden. The shaped hallway has the benefit of a full height built in airing cupboard providing storage and access can also be gained into the roof space. The Kitchen would benefit from some updating but is serviceable. This enjoys the front aspect outlook and is fitted with a range of wall and base units, plumbing for washing machine, space for cooker and extractor fan above. There is a small breakfast bar/ seating area and a door leading out into a covered walkway.

The main Bedroom is a double room situated at the rear also enjoying the garden and countryside views beyond. Bedroom 3 is situated at the front of the property and is a good sized double room. Bedroom 2 has a side elevation view and is a spacious single bedroom. The front aspect Shower room was formerly a Bathroom, so if this is preferred a bath could be reinstated. There is a pedestal wash hand basin and a corner walk in shower with a seating area to the side. The WC is separate, but this room could be opened up to become part of the main bathroom if desired.

The Lean to walkway is covered with a polycarbonate roof, it is fully enclosed with uPVC windows and doors with fitted carpet.



OUTSIDE

There are decorative double wrought iron gates, giving access to the gently sloped driveway leading to a detached Garage, with further a store room at the rear. The driveway offers comfortable parking for 1 vehicle, but the garden offers potential to create additional parking if required. The front garden is enclosed with stone walling and level lawn surrounded with well established shrub borders. A pathway leads from the driveway to the front entrance and also continues to the left hand side into the rear garden. uPVC door provides access to a covered over lean to, walk through, with a further door at the rear leading into the rear garden. To the rear of the property is a generously sized, private and level garden which is fully enclosed with Cornish stone walling. Mainly laid to lawn with well established shrub borders and central stone and shrub feature. There are far reaching countryside views out towards Caradon Hill and offers a lot of potential. There is a glazed greenhouse in situ and a crazy paved seating area to sit and enjoy the sunshine.

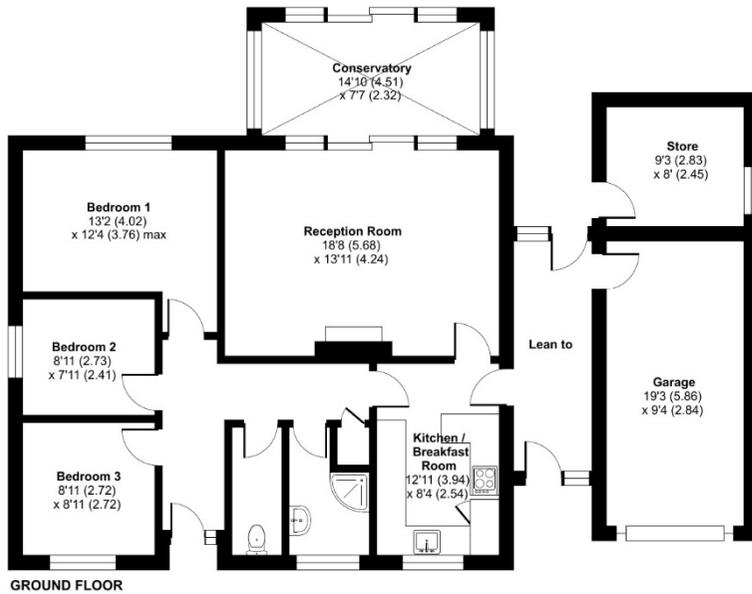
Services:- Mains Electric, Gas, Water and drainage are connected.

Council Tax :- According to Cornwall Council the Tax Band for the property is C.

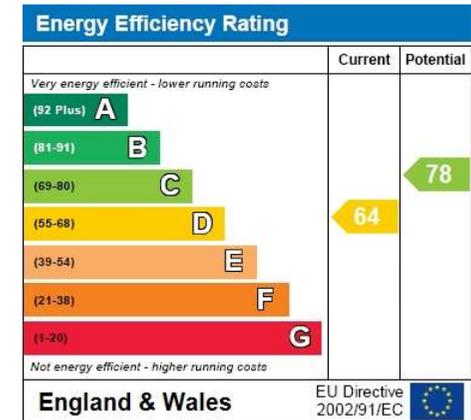


Colmers Lane, Callington, PL17

Approximate Area = 1001 sq ft / 92.9 sq m (excludes lean to)
 Garage = 179 sq ft / 16.6 sq m
 Outbuilding = 75 sq ft / 6.9 sq m
 Total = 1255 sq ft / 116.4 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). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1429233



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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.

