



Callington
PL17 7JE

 dawsonnott.co.uk



3



3



1

Dawson nott
ESTATE AGENTS

Guide Price £380,000

Situation:- Callington is a small town with a thriving community & is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits

- Level sited detached bungalow in favoured location
- Spacious and versatile accommodation including loft rooms
- 3 **DOUBLE** Bedrooms
- Further potential for individual requirements or preferences
- Gardens, Views, Double Garage and ample Parking
- **NO CHAIN**



A side entrance door gives access to the Porch and then there is a further door opening to the Hallway. Access to the ground floor rooms, staircase rising to the loft rooms, storage cupboards and an airing cupboard which houses the hot water tank. The accommodation is versatile and can be adapted for individual preferences or requirements but is arranged as follows. The light and airy Sitting room has the main feature as the tiled open fireplace. There is a bay window facing to the front, and a window to the side. The principle reception room being the Lounge, is of a generous size which is sub divided. The main feature again is the fireplace and there is a window facing to the side. The Conservatory faces to the rear enjoying lovely views across the garden stretching to Caradon and countryside. Bedroom 1 is a large double bedroom fitted with a range of wardrobes, again a nice light room with bay windows facing to the front. Bedroom 2 which is currently used as a dining room is a versatile room and faces to the rear with parquet flooring and picture rails. Bedroom 3 is a double bedroom and faces the front with fitted wardrobes. The Bathroom has a suite including a coloured bath with shower over, low level WC, large wash hand basin, window facing to the side, wall mounted heater and a shaver light and point. The Kitchen is fitted with a range of wall and base units, work top surfaces and an oven. A door leads to a utility/rear porch which has space for a tumble dryer and plumbing for washing machine. It also houses the central heating and hot water boiler, has a port hole window, further window and a door gives access to the rear.

From the hallway a staircase rises to the loft rooms which can be used for a variety of purposes such as hobby rooms etc. They are divided into 3 sections, one of which has a wash hand basin and a WC, with a port hole window to the side. The central section has a velux window to the rear and access into the storage eaves. The third section is mainly used for storage and has a port hole window.



OUTSIDE

To the front the property is approached via five bar gate that opens to the driveway and parking facilities which stretch to the rear and double Garage. The front garden is laid to lawn with shrubs, bushes and a flower garden.

The DOUBLE GARAGE has an electronically operated door and there is power and lighting. Attached is a laundry room which comes complete with a belfast sink, plumbing facilities, power and light and a separate WC. There is also an attached summerhouse which faces to the rear enjoying countryside views. The garden is mainly laid to lawn with mature shrub beds and patio area making this an idea spot for al fresco dining and entertaining.

Services:- Mains gas, water electric and drainage.

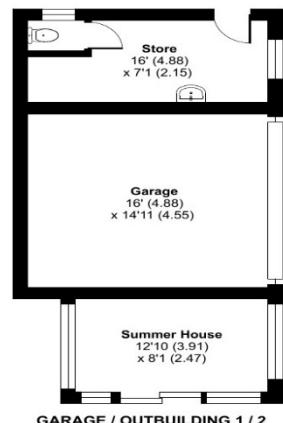
Council Tax Band:- According to Cornwall Council the Band is D.



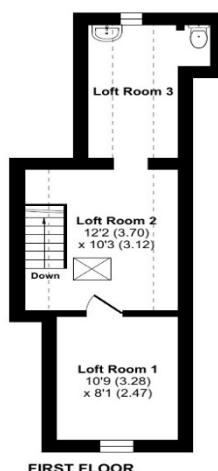
Liskeard Road, Callington, PL17



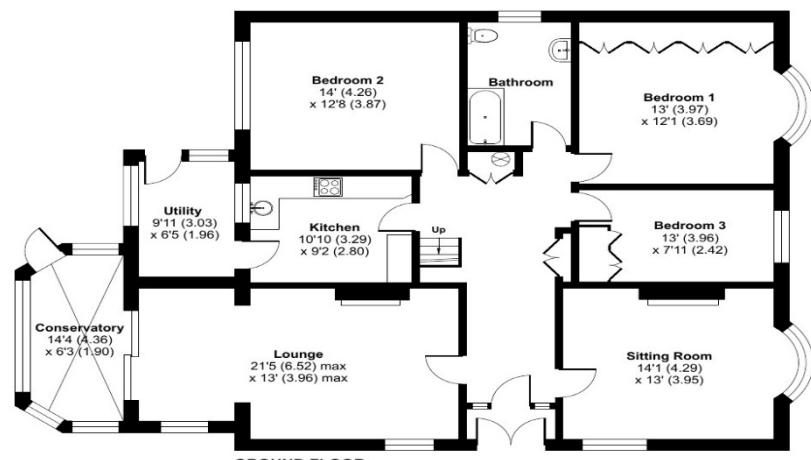
Denotes restricted head height



GARAGE / OUTBUILDING 1 / 2



FIRST FLOOR

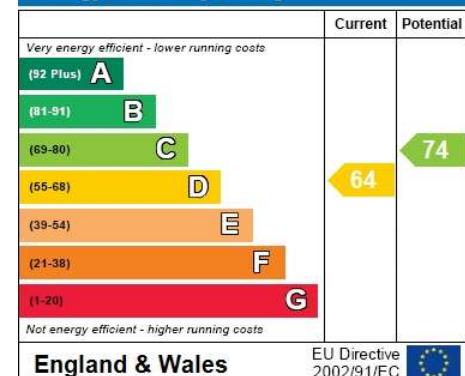


GROUND FLOOR

 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: 1405040

Approximate Area = 1741 sq ft / 161.7 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 239 sq ft / 22.2 sq m
Outbuildings = 216 sq ft / 20 sq m
Total = 2285 sq ft / 212.1 sq m
For identification only - Not to scale

Energy Efficiency Rating



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

Dawson nott
ESTATE AGENTS