

Lower Metherell, Callington, PL17 8DA



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### LOCATION

The property is situated within the quaint Village of Lower Metherell approximately 3 miles from Callington. The nearby villages of St Anns Chapel and Gunnislake offer a range of amenities and facilities. Many recreational pursuits are within easy reach and both the North and the South coasts are approx 40 minutes drive.

PLYMOUTH  
15 miles

EXETER  
48 miles

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## ACCOMMODATION

The property is approached via a gateway which opens up to the gravel finished driveway and parking area. The main entrance is via the storm porch and a door then opens to the porch finished in period style mosaic tiling to the floor. A internal door gives access to the first of two reception rooms being the dining room. This is a very sociable room being located between the lounge and the kitchen. The main feature is the fireplace with a cast iron wood burning fire and has recess areas to either side, window facing to the front with a deep tiled sill, built in welsh dresser style cabinet, flagstone slate flooring and beams. From the dining room an internal door leads into the principle reception room being the lounge. This is a nice, cosy and warm reception room with a fitted welsh style cabinet including book shelves. Window facing to the front with a deep sill having a pleasant outlook across to the garden, and there is a period style radiator and display niches. From the dining room a wooden door leads into the kitchen which is fitted with a range of wall and base units square wooden edged work surfaces, recess area which can house a cooking range complete with lighting and a wooden lintel above. There is a breakfast bar area, sink unit with tap over, plumbing for dishwasher, drawer space, under unit space for a fridge, sash window and radiator. Located just off the kitchen is a useful pantry which has shelving and space for further white goods. From the kitchen an internal door leads into the utility/ shower room which has a suite comprising of a low level WC, wash hand basin, shower cubicle with 2 waterfall shower heads, all styled in the era of the cottage. Feature tiling and a frosted window, radiator, space and plumbing for washing machine and space above for tumble dryer. Boiler cupboard which houses the recently replaced boiler.

On the first floor there is access through to the bathroom and bedrooms. Bedroom two is a large double bedroom having the main feature as the ornate cast iron fireplace with recess areas to either sides. There is part panelling to the walls and a period style radiator. Bedroom 3 is a double bedroom facing to the front with a pleasant outlook and has a period style radiator. Leading through in to the impressive bathroom which consists of low level WC, period style wash hand basin, claw foot bath, shower cubicle housing the double Victorian style shower heads and coloured brick tiling. Heated towel rail and frosted window.

From the main landing sliding door then opens to a recess where stairs rise to the second floor. Bedroom 4/study faces the front with a pleasant outlook, has a storage cupboard with shelving and period style radiator. The piece de resistance is then found on the second floor being the stunning master suite. The bedroom is a large double bedroom with feature vaulted beams and there is a range of bedroom furniture and storage into the eaves. There is a period style radiator and velux windows facing the front enjoying panoramic countryside views. The en suite has a claw foot free standing bath with Victorian shower attachment, WC, wash hand basin, heated towel rail and has a feature ornate cast iron fireplace.



## THE GROUNDS

To the front there is a lawned garden, raised decked terrace ideal for outside furniture and an ideal spot for alfresco dining and entertaining. The garden is edged with natural hedging, fencing and walling, includes a garden pond and has flower and shrub beds finished in slate chippings. There is an oversized garage/workshop with light and power and ample parking for 5/6 vehicles including a motor home.

Services:- The property is connected to mains electric, water and drainage, the property is heated by oil central heating.

The Council Tax Band for this property is Band C.

A viewing is highly recommended for this property to be fully appreciated.



# PROPERTY DETAILS

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SERVICES: Mains electricity, water and drainage.  
EPC RATING: Current - 39 | Potential - 91  
COUNCIL TAX: Band C  
TENURE: Freehold  
AUTHORITY: Cornwall Council

## VIEWING

Strictly by appointment with the sole selling agents, Dawson Nott.



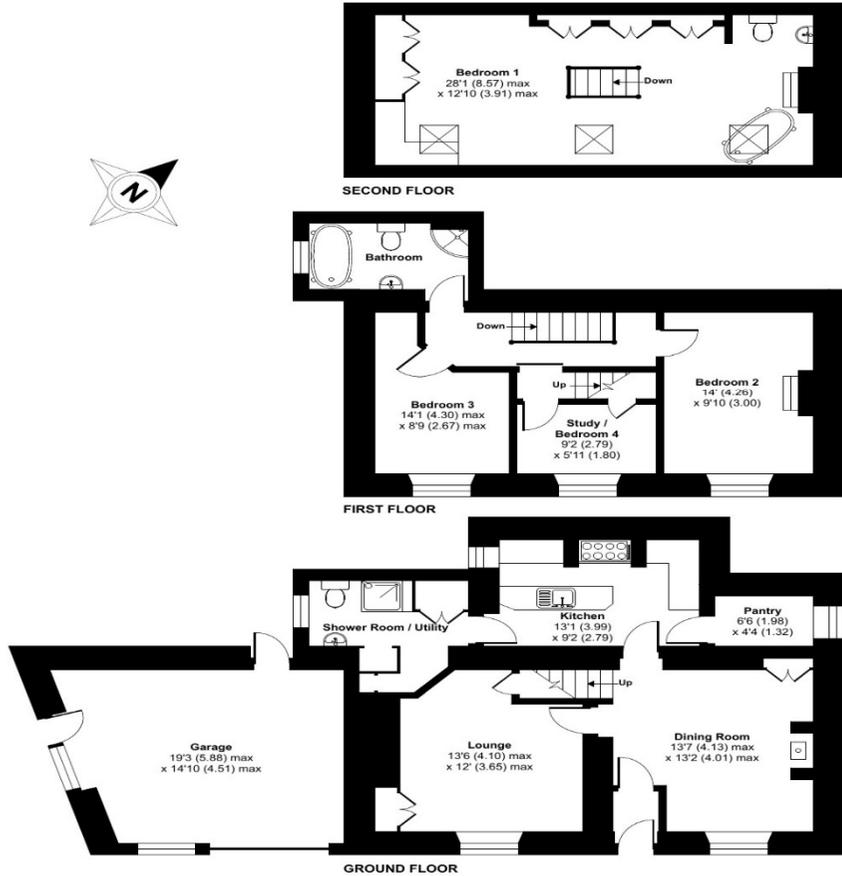
## Lower Metherell, Callington, PL17

Approximate Area = 1524 sq ft / 141.5 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1780 sq ft / 165.3 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). © nitchcom 2026. Produced for Dawson Nott Ltd. REF: 1417745

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

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.

