Lower Metherell, Callington

PL17 8BJ

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Guide Price £320,000

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

- **Detached Bungalow in Village setting**
- **In need of some updating**
- **2 Receptions and 3 Bedrooms**
- **Conservatory, Garage and Parking**
- **Attractive Gardens and countryside views**
- **BEING SOLD WITH NO ONWARD CHAIN.**

This detached bungalow is approached via the driveway and pathway that lead up to the front door. This opens to the hallway where there is loft access and an airing cupboard which houses the Worcester central heating and hot water boiler. The Lounge is a nice size reception room having a main feature an open grated fireplace with slate detail and hearth. There are uPVC double glazed windows to the front elevation. A square archway gives access through to the dining room which has uPVC double glazed window to the rear elevation enjoying near by and far reaching countryside views and has a serving hatch from the kitchen.
The kitchen is fitted with a range of modern wall and base units, roll top work surfaces and drawer space. Four ring electric hob, built in fridge/freezer and an eye level cooker. Breakfast bar with seating area beneath and window looking through to the Conservatory. A door gives access through to the conservatory which has opening and enclosed windows and enjoys a pleasant outlook across the garden and far reaching countryside. A side door gives access to the garden. The bungalow has three Bedrooms two being double and the third is a good sized single which can be utilised for individual preferences or requirements. The Shower room which faces to the rear completes the accommodation and comprises of a low level WC, vanity unit with wash hand basin, double sized shower cubicle with electric wall mounted shower and sliding doors.

The property has uPVC double glazing ,oil fired central heating and solar panels. There is great potential so make your viewing today.

OUTSIDE

To the front there is a driveway and parking facilities which lead up to the garage. The front garden is mainly laid to lawn with shaped flower and shrub beds, walling, trees and the oil tank is to the side.

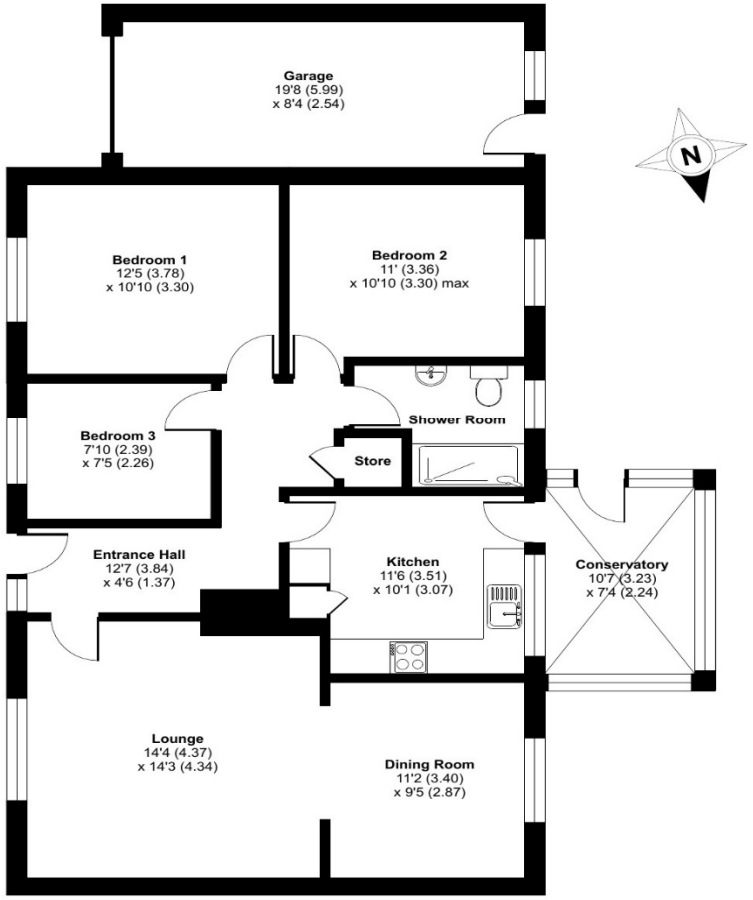
Garage:- Up and over door, window and door to the rear.

The rear garden has a paved patio ideal for outside dining, lawn, flower and shrub beds, natural hedging and trees. From the here views can be enjoyed across nearby and far reaching countryside.

Services:- Electric, water and drainage. Oil fired central heating.
Council Tax:- Band D

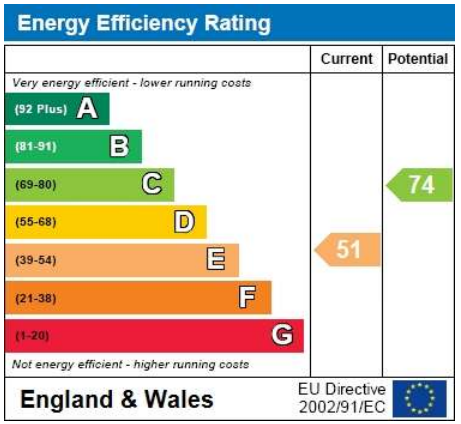
Lower Metherell, Callington, PL17

Approximate Area = 1052 sq ft / 97.7 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1216 sq ft / 112.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1388160



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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.

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