



Callington

PL17 7PJ



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ESTATE AGENTS

Guide Price £345,000

Situation:- Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College. The town has a range of Shops, Post office, Doctors & Dentist surgeries and regular bus services.

- Large 5 Bedroom Detached House.
- Could be suitable for a family or extended family.
- Impressive Kitchen/Diner, Conservatory.
- Spacious Lounge with feature fireplace.
- Ample Parking and Gardens.
- Located on a popular development.



A brick paved pathway leads down to the front Entrance door. The Hallway has access to the downstairs accommodation, stairs rise to the first floor and there is a useful under stairs cupboard. The large principle reception room being the Lounge features a cast iron wood burner set on a slate hearth with stone backing and slate mantle. This is a double aspect room and includes French doors opening to the rear garden. To the left hand side of the hallway there is a Double Bedroom, which was originally the garage and faces the front. A door opens to the En suite which comprises a shower cubicle with enclosing door and waterfall shower head, vanity unit, low level WC and heated towel rail. From the hallway a door opens into impressive Kitchen which is fitted with a range of high gloss wall and base units with square edged work surfaces and matching splashbacks. An Electric Range Master cooking range with 6 hob plates and a double oven beneath with grill and warming oven. Separate matching island with base units and a sink unit with pull out tap. Under unit space and plumbing for dishwasher, washing machine and space for tumble dryer. American style fridge/freezer, Breakfast bar area and Welsh style modern dresser. A square archway to the Conservatory, with opening and encased windows which overlooks the garden and provides access to the patio.

On the first floor the Landing gives access through to the upstairs accommodation. There are 4 further double bedrooms which can be adapted for individual preferences. The family Bathroom comprises low level WC, wash hand basin, shaped bath with a double headed waterfall shower over, shower screen and faces to the rear. There is also a separate Cloakroom which includes a low level WC and shaped wash hand basin.

The property has the benefit of gas central heating and uPVC double glazing.



OUTSIDE

To the front there is a paved driveway and pathway which lead down to the front entrance and the Storm Porch with outside lighting. The front garden includes a lawn, ample parking, a pebble finished section and a pathway which leads around to the rear. To the rear there is a patio area, raised decking, lawn and a large storage shed. The garden is enclosed.

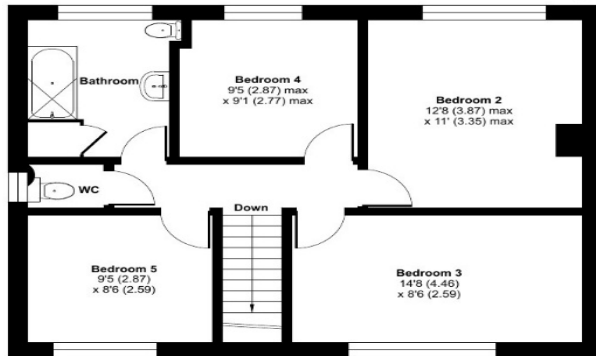
Services:- Mains Electric, Gas, Water and drainage.

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

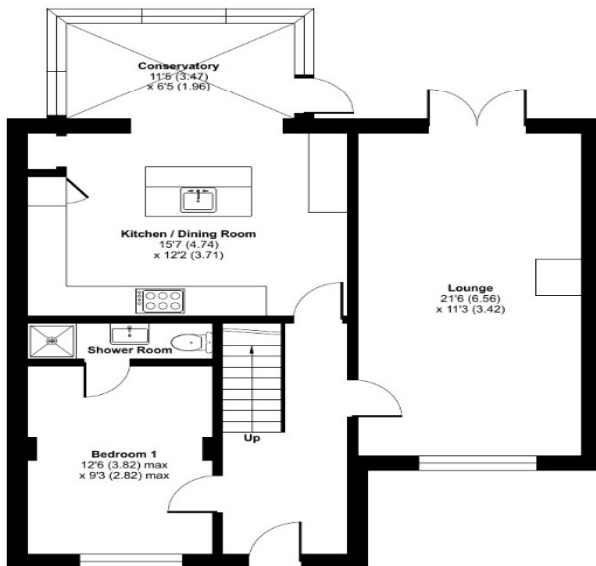


Callington, PL17

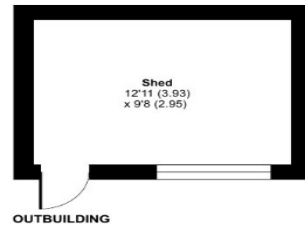
Approximate Area = 1383 sq ft / 128.4 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1508 sq ft / 140 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Dawson Nott Ltd. REF: 1375905

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

