



Metherell
PL17 8DN

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ESTATE AGENTS

Guide Price £325,000

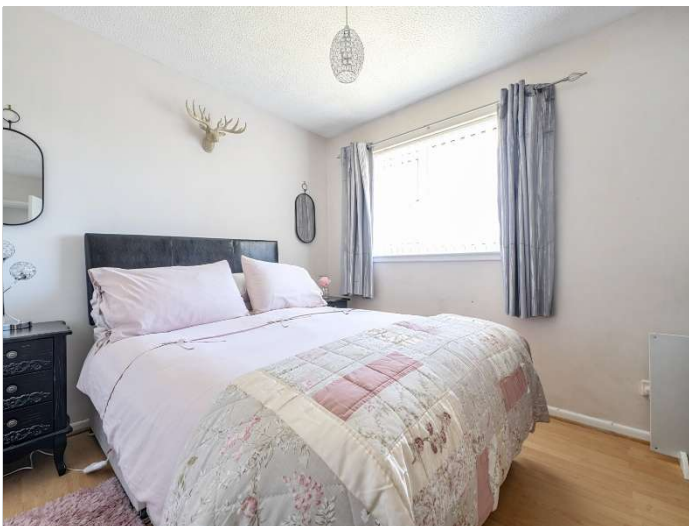
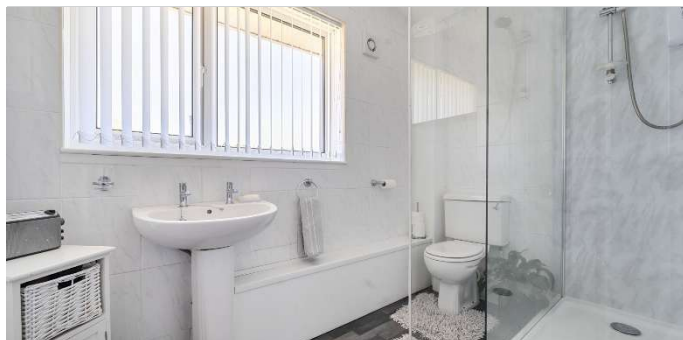
Lower Methereil is a quaint and charming village set in the heart of the Tamar Valley. The village benefits from its own traditional inn, The Carpenters Arms and has a thriving community. The nearby village of Harrowbarrow offers a general store, highly regarded primary school, and convenient transport links including a school bus service to Callington.

- Modern extended House set in a cul de sac location
- Popular Village Location
- Large Kitchen/Diner and Lounge with wood burner
- 4 Bedrooms
- Attractive Gardens with out buildings and Parking
- Well presented both inside and out



The entrance door opens up to the Outer Hallway, with a good sized cloak cupboard with sliding enclosing doors. The Cloakroom has a low level WC, a vanity unit and a heated towel rail. An internal door then opens into the Inner Hallway, with stairs rising to the first floor, under stairs storage cupboard and recess area. Further cupboard which has plumbing and space for a washing machine. The light and spacious extended Kitchen/Dining room is the hub of the home and includes a range of wall and base units with roll top work surfaces and pan drawers. 4 ring electric hob with a canopy above, glass splash back and an eye level oven/grill. Space for upright fridge freezer, window that faces to the front, heated towel rail and under unit space and plumbing for dishwasher. The Dining Area has space for a table and chairs, large velux window facing to the rear and uPVC double glazed French doors providing access to the rear garden. The principle reception room being the Lounge has the main feature as the modern cast iron multi fuel burner set on a slate hearth with backing and modern flue. Display shelving, window which faces the front over looking the garden and sliding patio doors give access to the rear garden.

On the first floor the Landing, provides access to the Bedrooms and Shower room. There is loft access, cupboard with shelving and an airing cupboard housing the hot water tank. Bedroom 1 is a good sized double bedroom facing to the rear and over looking the rear garden. It has a recessed area suitable for a range of wardrobes and bedroom furniture. Bedroom 2 is a double bedroom which faces to the front and has a pleasant outlook across Metherell, woodland and beyond. Bedroom 3 is a double bedroom facing to the rear again over looking the garden. It has a range of built in wardrobes with sliding doors, the middle section being mirror fronted. Bedroom 4 is a single bedroom facing to the front with a pleasant outlook. The modern Shower room has a low level WC, wash hand basin, large shower cubicle housing the Electric shower, with Aqua waterproof wall covering, glass screens and there is tiling to the walls. Window to the front, heated towel rail and extractor.



OUTSIDE

To the front there is a driveway for approximately 2 vehicles, an outside tap and a pathway leading up to the front and side elevations. The garden is laid to lawn with flower and shrub borders.

To the rear there is a paved patio terrace, ideal for outside dining and entertaining. There are attractive raised walled flower and shrub gardens, then steps lead up to a further pathway with gravel finished sections. There is a lawn, tree and further attractive flower and shrub borders. Green house, good sized Work shop with power, light, enclosing door and windows. To the side of the property the gravel pathway leads around to the front again being stocked with flower and shrub borders.

The property has electric heating and uPVC double glazing.

Services: Mains Electric, Water and drainage

Council Tax: According to Cornwall Council the Tax Band is C

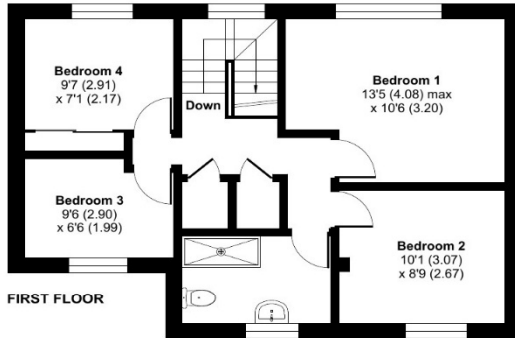


Oakey Orchard, Lower Metherell, Callington, PL17

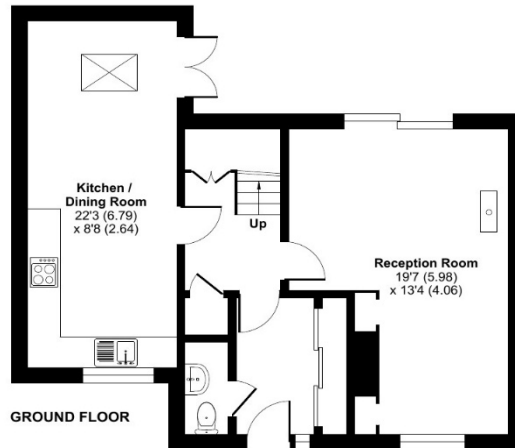
Approximate Area = 1125 sq ft / 104.5 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 1249 sq ft / 116 sq m
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Dawson Nott Ltd. REF: 1450158

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

