



Bray Shop, Callington.
PL17 8PZ

Guide Price £175,000
Freehold



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Situated in the centre of the village of Bray shop is where this property can be found. A short distance away is Coads Green and Stoke Climsland with their village primary schools and Stoke Climsland's village shop/Post Office. The renowned Duchy College is also within 3 miles. The towns of Callington (5 miles), Launceston (10 miles), Liskeard (11 miles) and Tavistock (13 miles) offer a comprehensive range of amenities for shopping, education and leisure. The A30 is 7 miles away linking the cities of Truro and Exeter. The city of Plymouth is 20 miles to the south

Dawson Nott are pleased to offer this charming former Sunday School. This beautiful stone building has stood the test of time and still retains many of its original features and moulding. At present the property is a workshop but the vendor has made some improvements to include lime plastered walls although still primitive oozing with charm. With so much potential it would make a beautiful dwelling offering modern open plan living (subject to planning permission being granted). Comprises a generous workshop area with steps raising to a first floor workshop/storage area, entrance room, room two with door leading out to a covered area. A decorative wrought iron gate gives access to the front entrance with this area offering potential to be extended. The main Entrance has exposed stone work and roof timbers and a sloped ceiling. From here another door leads into the main workshop and further door into a large room (Room 1), with generous area having a lot of potential. To the front elevation are large double doors opening out to a level area, whilst the side aspect windows enjoy the stunning far reaching countryside views. The vaulted ceiling still retains many of the original moulding and exposed roof timbers and there is wood cladding to the walls and ample power points. Wooden steps raise to the first floor level with a window to the front aspect. This area offer a generous work/storage are and offers further potential. This area also enjoys the vaulted ceiling retaining many original features. This room (Room 2), has the benefit of a water supply and power points. The covered area has a slate roof with exposed roof timbers and exposed stone walling with one side open. This area offers scope to make an additional room (subject to planning permission being granted).

Outside: There is gated to the main entrance with an open plan garden area to the side. At the opposite side are the double wooden doors giving access into the main hall. At the rear of the property is a wooden gate leads in a small garden which also includes a covered seating area to enjoy the sunshine with a further back door access. There is an unregistered level area to the rear and a small lawned area to the front. Internal viewing is highly recommended.

Services:: Mains Electric and Water are connected.

Council Tax:- According to Cornwall Council the Tax Band is to be confirmed.



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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