



Willow Tree Cottage, Clitters, Callington
PL17 8HP



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Guide Price £425,000

Situated within the small hamlet of Clitters and approximately 3 miles from Callington town centre. Callington is a thriving Cornish town located within a prime location in South East Cornwall and just 15 miles from Plymouth City Centre. The town benefits from a range of facilities and amenities. The area provides some idyllic countryside walks with Kit Hill, Cotehele Estate and the Tamar Valley.

- Semi Detached Period Cottage located in semi rural setting
- Lounge with wood burning stove and exposed walling
- Impressive Kitchen - Breakfast/Family area
- Many character features throughout
- 3 Bedrooms, Shower room & Large Bathroom
- Panoramic Cornish Countryside Views



An opportunity to purchase this stunning and charming cottage believed to originally date back to the mid 1800's. The property has been renovated, refurbished and finished to a very high standard and is a credit to the current vendor. A modern stable door gives access through to the Porchway and then to the principle reception room namely the Lounge. The main feature of this room is the large granite Inglenook fireplace complete with a clome oven set on a slate hearth and has a granite lintel. There is exposed walling, beamed ceilings and stairs rise to the first floor. The room faces to the front and there is a lintel and a window seat together with an under stairs storage cupboard. The rear Hallway has beams and a pantry cupboard. The modern ground floor Shower room includes a low level WC, wash hand basin and double sized walk in shower which is always a popular choice. The Utility room has plumbing for a washing machine, wooden work top over, space for a fridge, cloaks hanging area and door giving access the rear. The hub of the house being the Kitchen opens out to the Breakfast/family room and is fitted with a range of base units, oak work top surfaces with matching splash backs, Belfast sink, built in dishwasher, four ring induction Neff hob and an electric oven beneath with a canopy above. Display niche and English oak flooring. The Breakfast/family room has a cast iron wood burning fire set on a hearth, and has bifolding doors. The oak flooring continues throughout this room and there is a beamed ceiling.

On the first floor the Landing gives access to the bedrooms and bathroom. The lovely twin aspect double Master Bedroom enjoys the garden outlook allowing in a great deal of light. Bedroom 2 is a spacious double bedroom with exposed walling, feature stained glass detail and has exposed floorboards. Bedroom 3 again has exposed walling and is a versatile room which can be used for individual preferences. The good sized Bathroom is fitted with a low level WC, wash hand basin, corner bath, modern heated towel rail.

There are too many character features to all be included within the brochure so a viewing is **HIGHLY RECOMMENDED** for persons to appreciate the property, grounds and views.



OUTSIDE

To the right hand side of the property there is a parking area and then double electric gates which open to the paved driveway suitable for 3/4 vehicles. The stone and granite finished double garage has electric doors, power and light, storage area and solar panels.

To the front there is a walled paved garden edged in attractive flower beds. The gardens have so many wonderful places to sit but just outside the Breakfast room there is a paved section ideal for morning coffee. Pathways continue to the rear where the well tended gardens and grounds can be found. They are divided into tiers and include lawns, attractive flower beds, trees, ferns, and natural hedging. A stone building is currently used for storage but has great potential! There is a garden shed with solar panels and power. The gardens enjoy the most wonderful views stretching across Cornish countryside for all to admire.

Services:- Mains electric, gas and water. Septic tank drainage and solid fuel central heating.

Council Tax:- Band C

Note:- There are owned solar panels which provide electricity for the property and income for the vendor. (Further details available).





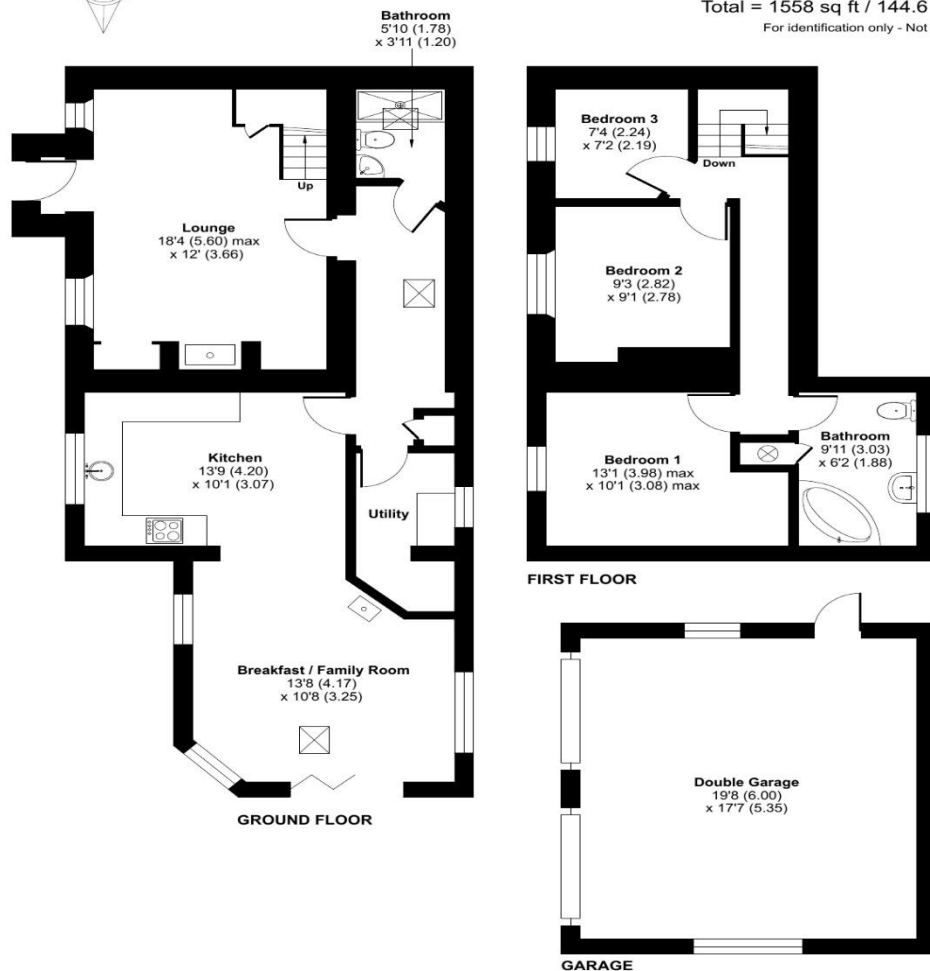
Clitters, Callington, PL17

Approximate Area = 1212 sq ft / 112.5 sq m

Garage = 346 sq ft / 32.1 sq m

Total = 1558 sq ft / 144.6 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). © nichecom 2026. Produced for Dawson Nott Ltd. REF:1487906

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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