


**Callington**
PL17 7AU

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# Guide Price £220,000

**Callington is a small town situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Restaurants/Cafes, Post office, Doctors & Dentists.**

- **Grade II listed House in need of improvement**
- **Huge amount of potential subject to the necessary consents**
- **3 Reception rooms**
- **5 Bedrooms**
- **Versatile Accommodation for individual needs**
- **Utility room, Ground floor Shower room and 2 Bathrooms**











A Grade II listed period property set within Callington town just a stones throw away from local amenities. The entrance door opens to the Porch and an internal door leads through to the main hallway with stairs rising to the first floor. There is a useful under stairs storage cupboard and flagstone flooring. The first of the three reception rooms is the Living room which has the main feature as the fireplace, with wooden lintel and surround set on a hearth. There is a bookcase and a sash window faces to the front elevation. The Dining room has exposed stone walling with a granite lintel and fireplace recess and a sash window faces to the front aspect. Opening through to the Kitchen which is fitted with a range of wall and base units, roll top work surfaces, a built in dishwasher and a cooking range with a canopy above. Space for a large fridge/freezer, and a window faces to the side aspect. The third reception room could be adapted for individual purposes and includes a fireplace with wooden lintel and surround. Window to the rear aspect and a window seat. At the rear of the hallway a door gives access to the rear lobby where a door gives access to the courtyard garden. The ground floor Shower room comprises of a low level WC, a wooden vanity unit incorporating a circular wash hand basin and a shower section with a wall mounted electric shower. Frosted window to the side and heated towel rail. A further door then leads utility room where there are wall and base units, under unit space and plumbing for washing machine, under unit space for tumble dryer and a useful under stairs storage cupboard.

Stairs rises to the first floor where the Study can be found. This room is nice and light having velux windows and there are beams and a door. Access to the inner landing and the Bathroom which includes a shaped spa bath with a jet shower, window to the side aspect, low level WC and a wash hand basin incorporating into the vanity unit. From the inner Hallway a further door give access to the main landing giving access to the three double bedrooms and a staircase descends to the ground floor and one rises to the 2nd floor.









Bedroom one is a large double bedroom having sash windows facing to the front aspect. Bedroom two a double bedroom with windows facing to the front aspect. Bedroom three faces to the rear aspect and there is a window seat. On the second floor the landing provides access to Bedrooms 4, 5 and the Bathroom. Bedroom four is a good sized double Bedroom and and has a window facing to the side aspect and includes beams. Bedroom 5 faces to the side. The Bathroom comprises of low level WC, wash hand basin and a bath with Mira shower over.

## OUTSIDE

A gateway opens to the front pathway leading up to the front entrance. The front garden is mainly laid to pebble with flowers and shrubs and is enclosed with walling.
To the rear a quaint courtyard garden has paved areas and is an ideal spot for morning coffee. Storage shed.

Mains Services: Gas Electric Water and Sewerage. Please note that the gas fires in the Living room and the 3rd Reception room have been condemned.

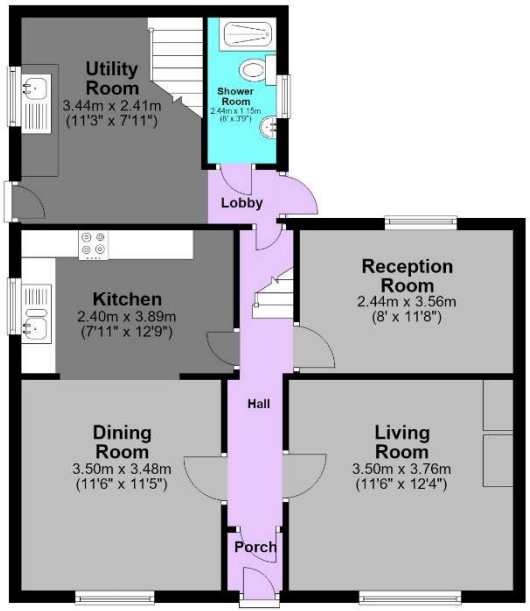
Council Tax: Band B.

Note:- As the property is Grade II listed an epc is not required.

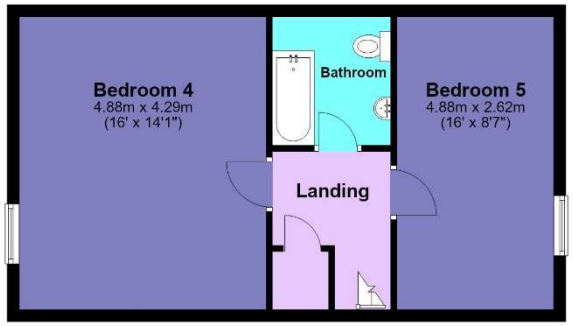
## First Floor




## Ground Floor




## Second Floor




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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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