

Callington PL17 7JE



DOWSON nott
ESTATE AGENTS



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LOCATION

Callington is a small thriving town and is 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, Post office, Doctors & Dentist surgeries and regular bus service.

There are many recreational pursuits nearby to enjoy including St Mellion Golf and Leisure resort, The Tamar Valley a designated area of outstanding natural beauty, a number of groups and clubs, places of Historical interest and both the South and North Coast are driveable within approximately 45 minutes.

PLYMOUTH
APPROX 15 MILES

EXETER
APPROX 51 MILES

TRURO
APPROX 51 MILES

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ACCOMMODATION

This imposing detached residence is approached via the driveway. The main entrance door opens to the welcoming Hallway with stairs rising to the first floor and access to the ground floor accommodation. The principle reception room, the Lounge, is dual aspect, it has a fireplace housing a modern Cast Iron wood burning stove set on a Slate hearth with recessed areas to the side, picture rails and an ornate Cherub wall feature. Internal French doors provide access to the Library which could be utilized as per individual preference. Currently there are bookcases, cabinets, seating areas and sliding patio doors providing access to the rear, where wonderful views can be enjoyed. There are ceiling light roses and sliding doors which give access through to the Conservatory. Internal French doors provide access to the Sitting/ reception room which has a wall mounted heater, a false fireplace, picture rails, a window looking through to the Conservatory, shelving and door leading into the hallway. The impressive Kitchen/Dining room which is L shaped consists of a comprehensive range of wall and base units with work tops over and matching splash backs. A SMEG cooking range with 7 hob plates, a double oven and warming oven. Drawer space, space saving pull out cabinet, built in fridge, freezer and dishwasher. Oak flooring, an area suitable for Dining table and chairs, perfectly situated to enjoy the extensive views across the garden and far-reaching countryside. Sliding patio doors then lead into the Conservatory, with anti-glare roofing. This is a substantially sized room including uPVC double glazed French doors providing access to the rear and the garden and sliding doors providing access into the library. From the kitchen an internal door leads through to the Utility room which is fitted with a range of modern wall and base units, work top surfaces and a sink unit with 1.5 bowl and drainer. There is a cupboard housing the central heating and hot water boiler, plumbing and under unit space for washing machine, tall storage cupboards and a door to the side. A further door also opens to a Cloakroom which comprises of a low level W.C, wash hand basin and storage cupboards. Bedroom 5 is located on the ground floor, being a double bedroom facing to the front. An En suite then follows comprising of a walk-in shower with shower head, wash hand basin and low level WC. This room would be ideal for people who are less able, or as a guest room.

From the ground floor a staircase leads up to the first floor and divided Landing. Then further stairs lead up to the light main Landing with shelving, picture rails and Loft access with ladder. Bedroom 1 is a double bedroom facing the rear which enjoys wonderful views across the garden and far-reaching countryside to Caradon Hill. There is a range of built-in wardrobes with cupboards above and niche shelving. Bedroom 2 is a double bedroom having open wardrobes. There are sliding patio doors which give access to a balcony. Bedroom 4 is dual aspect. From the divided landing there are further stairs which lead up to a second Landing where a door gives access to Bedroom 3. The modern family Bathroom has a shaped bath, bar shower with double heads above, an encased low level WC and a large vanity unit, incorporating dual circular wash hand basins and heated towel rail.

The property has full UPVC Double Glazing and Central Heating.



THE GROUNDS

To the front the property is approached via the driveway, where there is ample parking for numerous vehicles and access through to the Garage. There is walling and natural hedging providing privacy.

To the rear there is a recently completed modern, porcelain tiled, patio terrace which enjoys wonderful views. The main garden is mainly laid to lawn with a central pond. There is fencing, natural hedging, trees and attractive flower and shrub beds.

Side elevation access leads to and from the front the property

The Garage which can be accessed either externally or from the Utility room has a roll up electric door, power and light. A door also gives access to a further storage room with windows and door to the rear.

Note: There is current and lapsed planning permissions for further development - details available via the Cornwall Council web site or ask for further details.



PROPERTY DETAILS

SERVICES: Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply.

EPC RATING: Current - 91 | Potential - 93

COUNCIL TAX: Band E

TENURE: Freehold

AUTHORITY: Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.

SOLAR PANELS

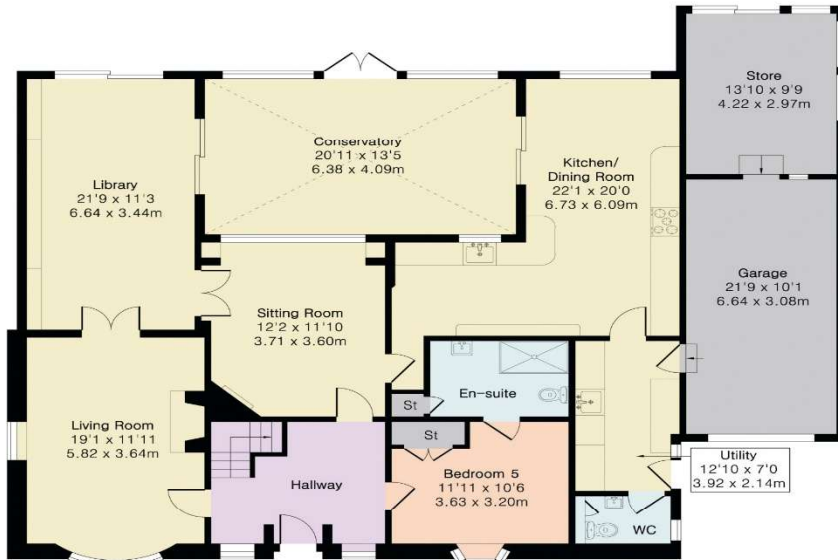
There are owned solar panels which provide an income for the vendor.



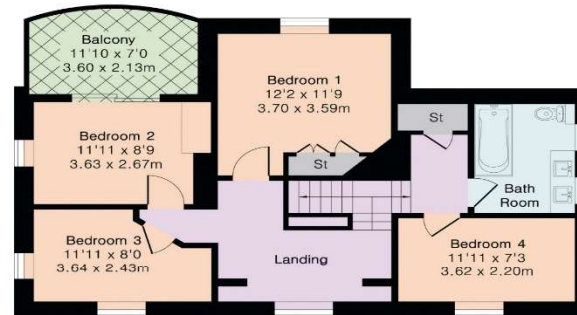
**Approximate Gross Internal Area 2824 sq ft - 262 sq m
(Including Garage)**

Ground Floor Area 2134 sq ft – 198 sq m

First Floor Area 690 sq ft – 64 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A		91	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

