Lendra Cottage

Frogwell, Callington, PL17 7JY,



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ESTATE AGENTS

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LOCATION

Frogwell is a peaceful rural hamlet ideally positioned approximately two miles from the historic market town of Callington. The town provides a comprehensive range of everyday amenities, including supermarkets, a health center, sports center and gym, churches, primary and secondary schools. The neighboring market towns of Tavistock, Saltash and Liskeard are all within approximately 10 miles, offering a wider choice of shopping, leisure and educational facilities.

The nearby St Mellion Estate is home to the internationally recognised Nicklaus and Kernow golf courses, together with a luxury spa and health club, providing excellent leisure facilities.

The vibrant waterfront city of Plymouth is approximately 30 minutes away by car, offering an extensive selection of retail outlets, restaurants, cultural attractions and waterfront leisure facilities.

For those requiring rail connections, both Plymouth and Liskeard railway stations provide direct mainline services to London.

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ACCOMMODATION

Enjoying a private approach and occupying a generous, fully enclosed plot extending to approximately 1.7 acres, this beautifully presented four-bedroom detached bungalow is situated within the peaceful rural hamlet of Frogwell, just two miles from the market town of Callington.

Thoughtfully renovated to a high standard, with quality finishes and attention to detail throughout, the property combines comfortable modern living with excellent energy efficiency. Features include an air source heat pump providing both central heating and domestic hot water, together with solar PV panels complemented by battery storage. Wrapping around the property, the grounds provide an attractive sense of space, privacy and seclusion. The plot incorporates areas of lawn and grass paddock, together with a small section of woodland, creating an appealing rural setting. Further benefits include private automated gated access, generous parking, an integral garage and a separate external garage.

A welcoming entrance porch provides a practical space for coats and footwear before opening into the impressive open-plan kitchen and dining area. Designed with modern family living in mind, considerable thought and attention to detail have gone into creating a sociable and versatile space that forms the true heart of the home.

The kitchen features a sleek, contemporary fitted design, complemented by integrated appliances, a central induction hob, extensive storage, generous work surfaces and quality modern fixtures and fittings. An inset True Flame electric fire with heater provides an attractive focal point, adding warmth and ambience to the room.

A raised central breakfast bar provides ample seating, creating an ideal spot for informal dining or simply enjoying the outlook across three elevations. From the kitchen, a side porch offers convenient access and provides a particularly useful space for muddy boots, outdoor clothing and even wet paws after a countryside walk.

Positioned just off the kitchen, the cosy lounge/snug provides a more intimate and relaxing space, centred around a feature wood-burning stove. Full-height bi-fold doors open directly onto the elevated decked terrace, seamlessly connecting the interior with the outdoors. This creates an ideal setting for alfresco dining, entertaining or simply relaxing while enjoying the peaceful outlook across the surrounding grounds and woodland.

A central inner hallway provides access to the four bedrooms, family bathroom and utility room, as well as the open-plan living areas.

The four well-proportioned bedrooms offer excellent flexibility for family living, visiting guests or those requiring dedicated home-working space. The two principal bedrooms enjoy a particularly attractive outlook over the rear grounds, with patio doors and bi-fold doors respectively providing direct access onto the patio. From here, there are opportunities to enjoy the surrounding wildlife, including visiting deer, as well as the beautiful evening sunsets.

The contemporary family bathroom has been fully updated and fitted with modern sanitary ware, stylish finishes and a generous shower area. The layout also offers the flexibility for a bath to be reinstated, should a future owner prefer.

The utility room was formerly a cloakroom and retains the necessary plumbing connections should a purchaser wish to reinstate a separate WC, offering further flexibility to suit individual requirements.

The integral garage benefits from power and lighting, with additional internal access directly from the hallway.





THE GROUNDS

Approached via a private entrance, the property is accessed through an impressive electrically operated, remote-controlled gate, providing convenient level access to the property and its generous parking area.
Extending to approximately 1.7 acres, the fully enclosed grounds wrap around the bungalow, creating an attractive sense of space, privacy and seclusion, in keeping with its peaceful rural setting.
The front garden has been designed with ease of maintenance in mind, with mature tree-lined boundaries enhancing the property`s private setting. The gardens continue around both sides of the bungalow to the rear, incorporating areas of lawn, established trees and a small section of woodland. The grounds attract a variety of local wildlife and offer a wonderful opportunity to enjoy the surrounding countryside in a private and peaceful environment.
The generous plot also offers considerable versatility, with potential for smallholding activities, keeping small livestock or creating a productive vegetable garden.
To the rear, a generous patio seating area provides an ideal space for outdoor entertaining and relaxation. Beyond this, a further raised lawn area incorporates a hot tub, creating an inviting spot to unwind and enjoy the peaceful surroundings.
The property also benefits from a useful basement area situated beneath the main structure, with direct external access. Offering a generous additional footprint, this versatile space provides excellent potential for use as a workshop, hobby area or dry storage.









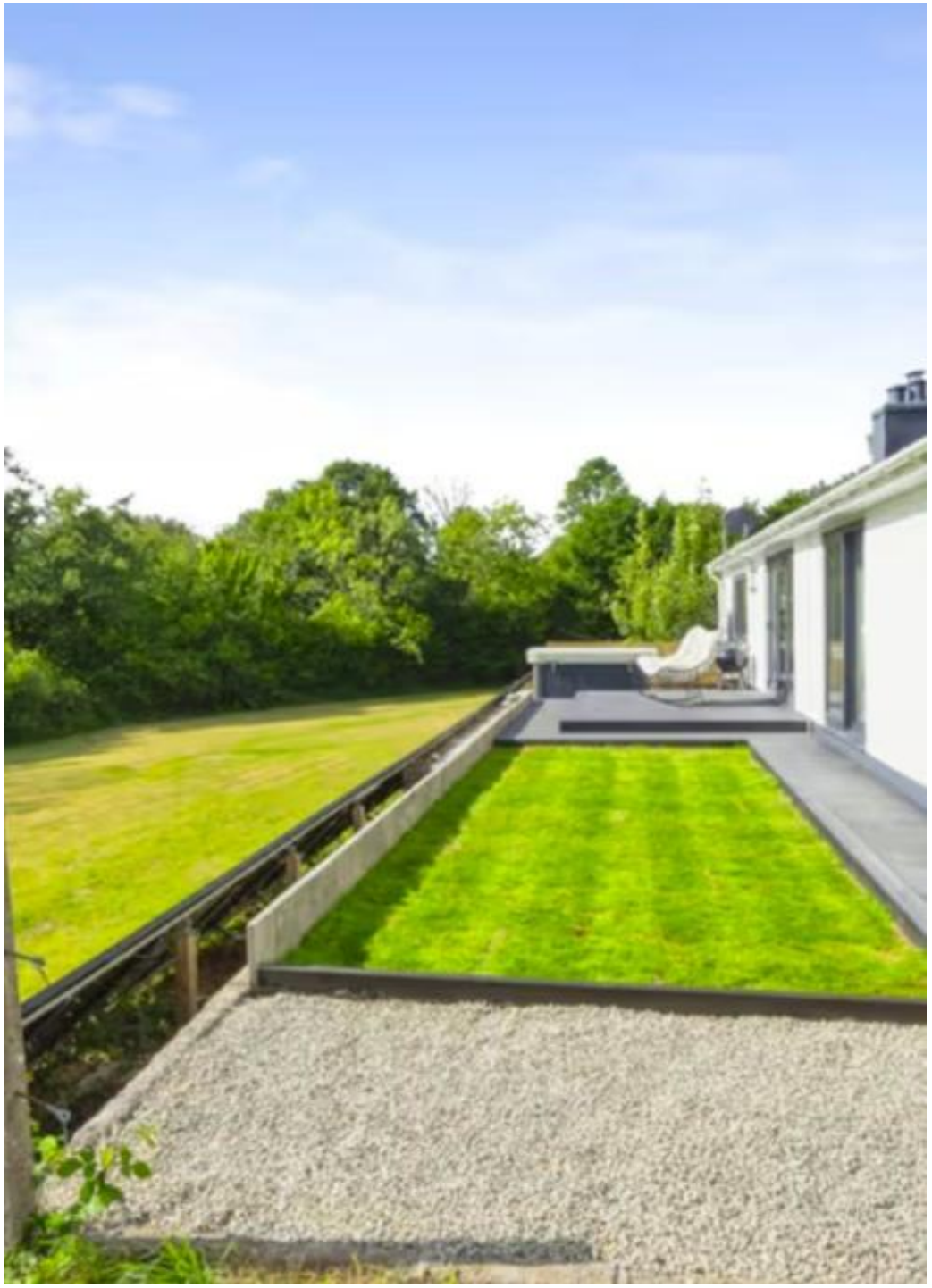
PROPERTY DETAILS

SERVICES:	Electricity: Mains Supply, Water: Mains Supply, Gas: None, Sewerage: Mains Supply
EPC RATING:	Current - 90 | Potential - 113
COUNCIL TAX:	Band B
TENURE:	Freehold
AUTHORITY:	Cornwall Council

VIEWING

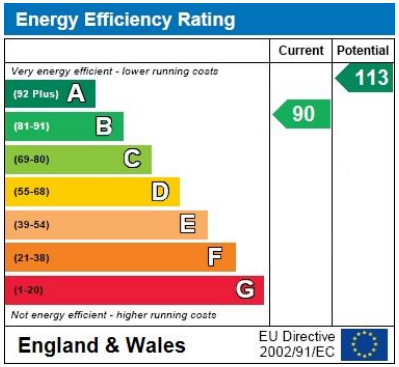
Strictly by appointment with the sole agents, Dawson Nott.





Ground Floor





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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