



Guide Price £515,000 - Freehold
Metherell, Callington. PL17

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ESTATE AGENTS

An excellent opportunity to purchase this modern, contemporary and deceptive 4 double bedroom property in a popular and sought after location. A spacious, light and well proportioned family home that would lend itself to further extension (subject to relevant planning permission) for the larger family. Set within approximately one acre of land this property offers privacy and tranquility for anyone seeking the benefits of country life. With a south facing aspect there are superb views over open countryside towards the National Trust property of Cotehele and Dartmoor beyond. Situated on the fringe of Lower Metherell, the village forms part of the hamlet comprising Harrowbarrow, Norris Green and Lower Metherell and has a strong community spirit. In an Area of Outstanding Natural Beauty, the Tamar valley has much to offer straddling the Cornish/Devon border having several popular attractions close by. A much favoured area for walkers and cyclist the rural setting is unspoilt retaining much of its past heritage and charm. Plymouth is well within commuting distance as are Tavistock to the east and Liskeard to the west. The wider counties of Devon and Cornwall are easily accessible from this area.

Situation:-

Lower Metherell is a charming, unspoilt village in the Tamar Valley having a 15th Century public house at the centre of the village. There is a highly regarded primary school, church, post office and well supported community centre in the neighbouring village of Harrowbarrow. Local amenities are available in nearby Callington with the historic town of Tavistock 6 miles to the east, boasting a varied selection of shops and facilities. Gunnislake railway station is approximately 2 miles away with the scenic Tamar Valley line offering a regular service into the city of Plymouth. A rural bus service is also available from the village. The property is ideally situated for countryside walks including a scenic route to the National Trust property Cotehele House and Quay situated on the River Tamar.

The property benefits from Upvc double glazing throughout with quality red oak laminate flooring. the layout consists of :-

Stained glass entrance door with matching side panels leading into:-

Hallway:-

Spacious L shaped hallway with coved ceiling, radiator and Oak bespoke staircase with balustrade raising to the first floor landing and ample power points. From here doors lead of

for washing machine, power points. wall mounted extractor fan and Karndean flooring. From the hallway three steps raise to the first landing which gives access to:-

Cloaks:- 4'9" (1.45m) x 4'2" (1.27m)

Side aspect window with Opaque glass. Coved ceiling with inset lighting, wall mounted extractor fan. The quality suite is fitted and comprises low level enclosed W.C., vanity wash hand basin with ample cupboard and drawer space. Tiled splash backs, inset lighting and heated towel rail.

Continue to the first floor landing.

First Floor Landing:-

Generous landing with loft hatch giving access to the part boarded roof space via the loft ladder. Coved ceiling with inset lighting, ample power points and radiator. A door gives access to the full height airing cupboard with fitted shelving and radiator. From here doors lead off to:-

Master Bedroom:- 12'11" (3.94m) x 10'10" (3.3m)

A spacious bright room with stunning views over the garden and adjoining countryside. Coved ceiling with inset lighting, radiator, t.v aerial connection, mirrored double doors give access to built in wardrobe with fitted shelving and ample hanging space. From here a door gives access to:-



to:-

Study:- 7'6" (2.29m) x 9'6" (2.9m)

Front aspect window, coved ceiling with central ceiling light point, radiator, telephone point and ample power points.

Lounge:- 24'4" (7.42m) x 11'9" (3.58m)

This spacious room enjoys the views from the front, side and rear aspect. To the front there is a window over looking the private driveway. Coved ceiling with inset lighting. To the rear Upvc double glazed French doors with fixed pane windows to both sides give access out to the garden and patio area enjoying the garden views. To the side elevation is a further window giving the room a sunny and bright feel. Ingle nook feature fireplace with Oak mantle with solid granite inset and hearth accommodating the multi fuel burner. Power points, aerial point and twin radiators.

Dining Room:- 9'8" (2.95m) x 10'10" (3.3m)

A formal dining room with rear aspect window enjoying the garden and far reaching countryside views. Coved ceiling with central ceiling light point, radiator and ample power points.

Kitchen:- 11'10" (3.61m) x 10'9" (3.28m)

Rear aspect window enjoying the garden views. Coved ceiling with central ceiling light point. Shaker style kitchen in a comprehensive range of base and wall units with open displays, wine rack and display cabinet. Contrasting wood effect work surfaces with inset single drainer stainless steel sink with mixer tap, inset Stoves halogen hob with intergrated extractor fan over and Stoves double oven beneath. Intergrated appliances to include dishwasher and fridge. Concealed work surface lighting, ample power points, radiator and Karndean flooring. From here a door gives access to:-

Utility Room:- 5'4" (1.63m) x 8'6" (2.59m)

Side aspect window and stable door with tilt facility giving access to the side of the property. Wall mounted electricity consumer unit, continuation of matching units with contrasting wood effect work surfaces and stainless steel sink with mixer tap. Floor mounted Worcester oil fired boiler. Space and plumbing

En-Suite:- 4'10" (1.47m) x 10'10" (3.3m)

Rear aspect window with Opaque glass. Coved ceiling with inset lighting. The suite comprises of enclosed low level W.C. with fitted shelving to one side, modern free standing glazed vanity wash hand basin with shaver socket point and vanity mirror/light over. Double size enclosed shower area with glazed sliding doors and Mira electric shower. Chrome heated towel radiator. The room has been part tiled with contrasting tiling and contrasting ceramic floor tiling.

Bedroom 2:- 13'4" (4.06m) x 10'11" (3.33m)

A further spacious room enjoying the views. Rear aspect window, Coved ceiling with central ceiling light point, radiator, mirrored double doors give access to built in wardrobe with shelving and ample hanging space. Power points.

Bedroom 3:- 9'9" (2.97m) x 13'1" (3.99m)

Front aspect window with views towards the village and adjoining countryside. Coved ceiling with central ceiling light point, radiator, power points, double doors give access to built in wardrobe with fitted shelving and hanging space beneath.

Bedroom 4:- 13'5" (4.09m) x 9'5" (2.87m)

A spacious double room with front aspect window with village views. Coved ceiling with central ceiling light point. Part mirrored doors give access to built in wardrobe with fitted shelving and hanging space. Radiator and ample power points. From here a door gives access to:-

Gallary Landing:-

The small gallery landing is enclosed with Oak balustrade, decorative stained glass glazed window.

Family Bathroom:- 9'9" (2.97m) x 4'9" (1.45m)

Side aspect window with Opaque glass. Inset ceiling lighting. The quality bathroom suite comprises enclosed low level w.c., P shaped spa bath with mixer tap and Mira mains water shower over. Pedestal wash hand basin with mixer tap and vanity mirror over, chrome heated towel radiator and wall



mounted extractor fan. The room has been part tiled with contrasting tiling and ceramic floor tiling.

Outside:-

At the front of the property double gates give access to the driveway offering ample parking and double garage. The drive has been laid with granite chippings for ease of maintenance and has raised shrub borders and well established natural hedging offering a large degree of privacy. There is also a timber shed in situ offering ample storage. To one side of the property the pathway leads to the rear garden. At the opposite side of the property a covered area joins the garage to the main property and continues around to the rear where the oil tank is situated. Over the life of the property the garden has been extended to include part of a former paddock, giving the property just over one acre with stunning views and private setting. The garden is laid mainly to lawn with established fruit trees including apples, plum and cherry. There is a sectional steel shed with a concrete

base which will remain and which currently houses the ride on mower. There is a raised deck area which benefits from power and lighting, an outside tap and security lighting to both the front and rear of the property.

Garage:- 15'11" (4.85m) x 15'4" (4.67m)

Generous size double detached garage with up and over door and pitched roof offering addition storage. Fluorescent strip lighting with twin light switches, four double power points, twin side aspect Upvc double glazed windows with opaque glass, fitted shelving to the rear and fitted cupboards. A Upvc double glazed door gives access out to the side.

Council Tax Banding:-

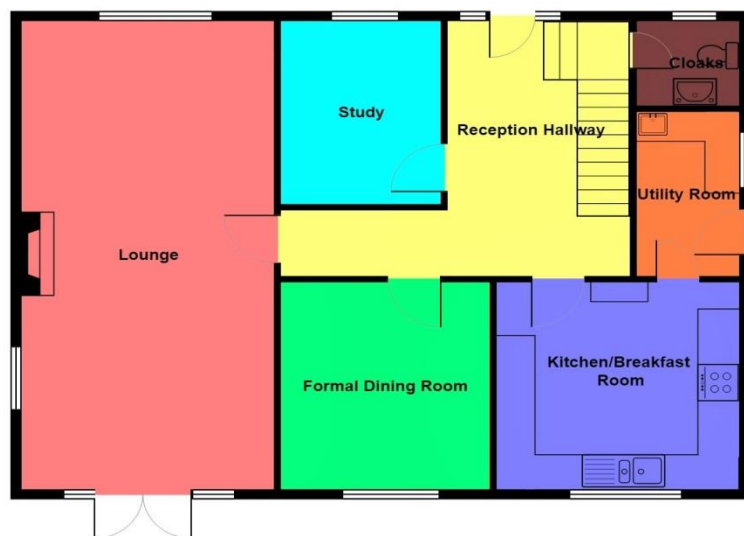
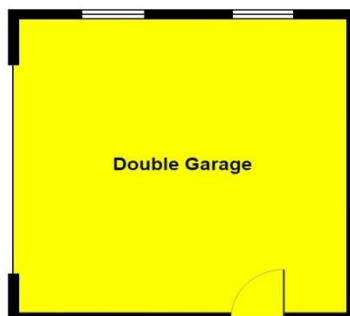
The vendors have confirmed that this is Band E.

Services:-

Mains water, drainage and electricity are connected. The central heating is supplied by oil.







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