



## **3 Adit Cottages**

The Adits, Calstock, Cornwall, PL18 9QR

**Guide Price £200,000**



### **Property**

No onward chain, Grade II Listed character cottage, situated in the heart of a sought-after river side village, on the banks of the River Tamar, within easy access to local amenities and the towns of Tavistock and Callington and train via the Tamar Valley branch line to Plymouth.

The accommodation briefly comprises: Sitting Room, Kitchen, Two Bedrooms, Bathroom, Rear Garden.

### **Accommodation**

Entrance door to:

#### **Sitting Room – 12' 3 x 12' 2 (3.75m x 3.74m)**

Stone fireplace with slate hearth and wood burning stove, sash window to the front, wall mounted cupboard with fuse box and electric meter, open access to:

#### **Kitchen – 11' 1 x 8' 8 (3.39m x 2.67m)**

(Please note irregular shaped room)  
Fitted with a range of wall and base cupboard with rolled edged work tops.



#### **Kitchen Continued.**

Inset stainless steel sink, electric oven and hob, space and plumbing for automatic washing machine, staircase rises to the first floor, further built-in storage cupboard, access to:

#### **Small Rear Lobby**

With external door providing access to the garden.

#### **First Floor Landing**

Door to:



**Bedroom 1 – 11' 5 x 10' 1 (3.50m x 3.08m reducing to 7' 8 (2.57m)**

Sash window to the front, open cupboard with hanging rail and shelving.

**Bathroom – 6' 9 x 5' 10 (2.10m x 1.82m) max**

Fitted with corner bath with electric shower over, pedestal wash hand basin, low level w.c., electric wall heater.

**Bedroom 2 – 8' 2 x 7' 2 (2.51m x 2.19m)**

(Please note irregular shaped room)

Obscure window to the rear, desk/work top, ladder from here leads to:



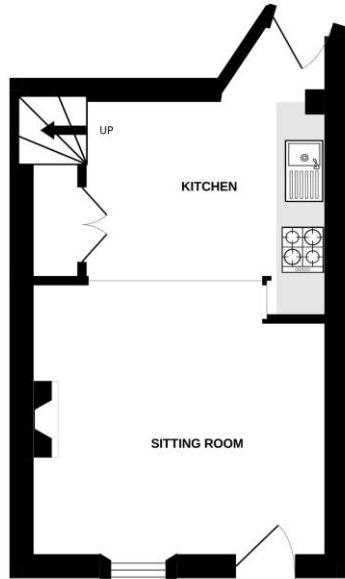
**Attic – 14' 3 x 12' 8 (4.36 x 3.9m) max (overall measurement)**

Boarded attic with exposed 'A' frame. Please note restricted height into the eaves. Eaves storage and site of domestic hot water cylinder.

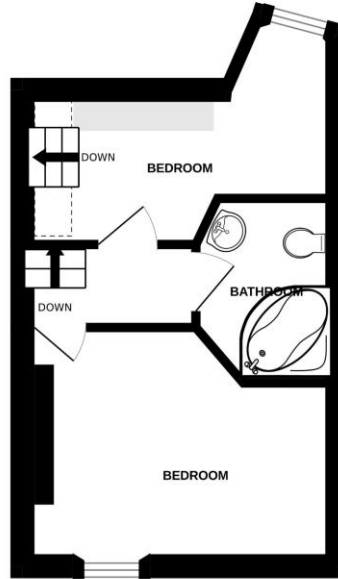
**Outside**

At the rear of the property there is access to an enclosed garden with useful garden shed. It is mainly laid to lawn with shrubs. (Please note the neighbouring properties have right of access over the garden to various other sheds/stores).

GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE/CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

### 3 Adit Cottages Information

**COUNCIL TAX: A**

**LOCAL AUTHORITY: Cornwall**

**POSTCODE FOR SAT NAV: PL18 9QR**

### VIEWINGS STRICTLY BY APPOINTMENT

**Tel: 01822 665040**

**Mob: 07887 893217**

**Email: [steve@steve-england.co.uk](mailto:steve@steve-england.co.uk)**

**Websites: [www.steve-england.co.uk](http://www.steve-england.co.uk)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)**

**Little Orchard, North Road, Yelverton, Devon,  
PL20 6EE**

