



## **Ivy House**

Back Lane, Calstock, Cornwall, PL18 9QL

**Guide Price £285,000**



**Property**

Delightful character cottage situated in the heart of a sought-after riverside village with the added benefit of parking and a lovely garden. Internal viewing strongly recommended.

The accommodation briefly comprises: kitchen/dining room, sitting room, three first floor bedrooms and bathroom, double glazed windows, pretty elevated private garden and parking.

**Accommodation**

Entrance door to:

**Sitting Room – 13' 2 x 13' (4.01m x 3.97m)**

Stone fireplace housing wood burning stove on raised hearth, fitted book shelving to side, double glazed sash window to the side with deep sill, night storage heater, staircase rising to first floor, understairs recess with workstation area.

**Kitchen/Dining Room – 16' 10 x 9' 8 (5.18m x 3.00m)**

Range of wall and base kitchen cupboards providing various working spaces.



**Kitchen/Dining Room Continued**

Stainless steel sink unit with mixer tap, integrated electric oven and 4-ring hob with cooker hood above, space and plumbing for automatic washing machine, double glazed sash window to the front with deep sill, further double glazed window to the side, slate flooring, former fireplace housing safe.

From the sitting room, staircase rises to:

**First Floor Landing**

Split level landing with access to the bedrooms and bathroom.



**Bedroom 1 – 13' 7 x 11' 8 (4.18m x 3.60m) measured to wardrobe recess.**

Sash double glazed window to the front with views over the neighbouring properties towards the Tamar River and open countryside, night storage heater, further double wardrobe and recess with storage.

**Bedroom 2 – 10' 1 x 8' 3 (3.07m x 2.52m) max reducing to 4' 8 (1.46m)**

UPVC double glazed sash window, night storage heater.

**Bedroom 3 – 9' 9 x 6' 2 (3.03m x 1.90m) inc recess**

Double glazed sash window overlooking the garden, night storage heater, stripped wooden floorboards.

**Bathroom – 6' 4 x 4' 7 (1.94m x 1.43m)**

Fitted with matching white suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin and low level w.c., cupboard housing domestic hot water cylinder and shelving.

**Outside**

A stone paved path leads to the entrance



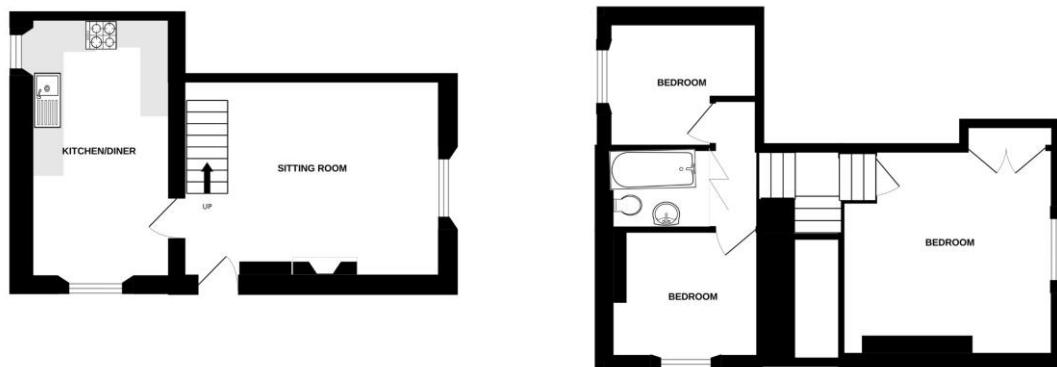
**Outside Continued**

door with hard standing adjacent which provides an off-road parking area. Located to the side of the cottage is a covered lean-to walkway with wood store. Steps beyond lead to a delightful, elevated garden with specimen plants, trees and shrub areas including apple trees. There is an area of lawn and a quiet private seating area/patio and garden shed.

**Council Tax Band:** Band C

**Local Authority:** Cornwall

**Postcode for SatNav:** PL18 9QL




TOTAL FLOOR AREA : 824 sq.ft. (76.6 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

#### VIEWINGS STRICTLY BY APPOINTMENT

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