



Bray Shop, Callington, PL17 8PZ

Offers Over £695,000



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The property:

We are pleased to offer this well proportioned Family Home complete with Annexe that is set in large mature grounds in a desirable location on the outskirts of Bray Shop. The accommodation briefly comprises of:- 5 bedrooms (Master ensuite) Family Bathroom, spacious Kitchen/Dining/Entertaining Room, Utility/Office space, separate Lounge, superb Garden Room, downstairs w.c, impressive entrance hallway, Annexe with integral or separate access and a large double garage with additional storage. A substantial Family Home with flexible accommodation for multigenerational living or for additional income. The property is approached via a sweeping driveway with gardens to the front and rear with parking for numerous vehicles and a large double garage and additional storage. The front garden is mainly laid to lawn with mature shrubs and the rear garden offers open views of the surrounding countryside. A great property in a great location!

Accommodation:

This house features original tiled and parquet flooring including an impressive teak switchback staircase. Throughout the property, the high ceilings and large windows give the home a light and spacious feel. Downstairs, the open planned living area features large slate and oak flooring throughout. The kitchen boast white, floor to ceiling larder storage cupboards, integrated separate fridge and freezer and electric oven, offering a functional, modern cooking area. The sleek, composite kitchen worktops with integrated sink and drainage, offer a perfect space for food preparation, including a slim line induction hob, ideal for cooking family meals. The dining and lounge area, with oak flooring, are entered seamlessly from the kitchen, offering a potential buyer the sense of family living and opportunity for entertaining. The large, lounge room features a log burner and dual aspect windows, looking to the front and side of the house. In addition to the open plan living, this home also boast a separate reception room with parquet flooring and a period feature fireplace and high ceilings. From the kitchen, this house benefits from a spacious Garden Room with underfloor heating, leading out to the





Kitchen

(3.35m x 3.12m / 11'0" x 10'3")

A modern kitchen with floor to ceiling cupboards, integrated appliances and composite worktops, featuring slate flooring throughout.

Dining Room

2.76m x 2.88m / 9'1" x 9'5"

An airy dining room space, with seating for multiple people featuring slate flooring throughout.

Lounge

3.27m x 6.96m / 10'9" x 22'10"

A large lounge area, featuring a log burner and dual aspect windows.





Garden Room

4.93m x 3.44m / 16'2" x 11'3"

Light and spacious Garden Room, with tiled flooring, multi-fold patio doors with access to the back garden, patio doors to the main Dining Room and door to annexe.

Master bedroom

3.45m x 3.19m / 11'4" x 10'6"

Generous master bedroom with ample space for storage, including ensuite with white sanitary ware.

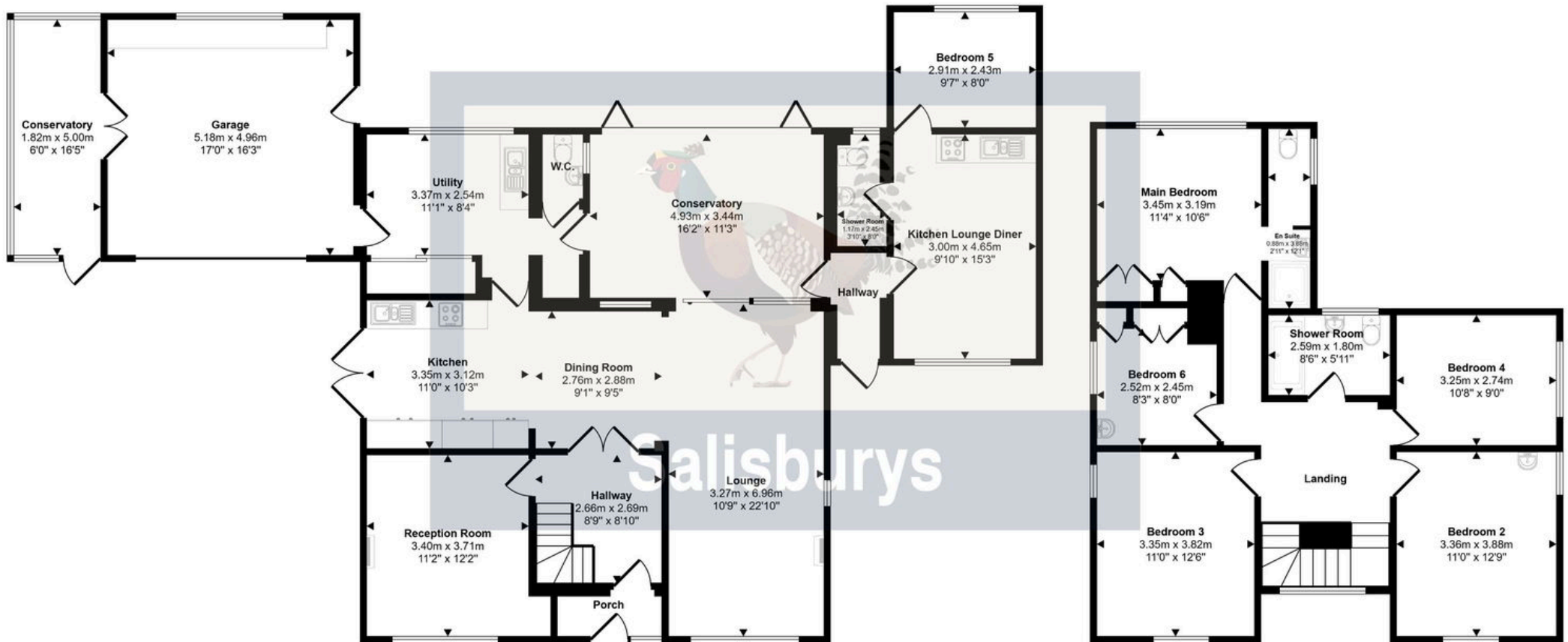
Bedroom 2

(3.36m x 3.88m / 11'0" x 12'9")

A double bedroom with dual aspect windows and sink.



Approx Gross Internal Area
245 sq m / 2636 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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