

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

CRAIGMOOR FLORENCE ROAD, KELLY BRAY, CALLINGTON, CORNWALL, PL17 8EG

PRICE GUIDE £425,000





WITH FABULOUS COUNTRYSIDE VIEWS - Available on the open market for the first time since construction in 1954, a detached south west facing house in need of some improvement with ample parking, garage, studio/games room and set within established gardens of about 0.30 acre. About 1423 sq ft, Reception Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Laundry Room, Cloaks/WC, 3 Double Bedrooms, Bathroom, Private Drive.

CALLINGTON TOWN CENTRE 1.5 MILES, LAUNCESTON 10 MILES, TAVISTOCK 10 MILES, PLYMOUTH 15 MILES, EXETER 52 MILES, SEATON BEACH AND THE SOUTH COAST 15 MILES

LOCATION

Craigmoor lies in open countryside only 1.5 miles north of the town of Callington. The town boasts a range of local amenities including a medical centre, Tesco supermarket, places of worship, primary and secondary schools, library and bus services.

Callington is a small town situated in East Cornwall, just 10 miles from the market towns of Launceston and Tavistock and only 15 miles from Plymouth city centre via the Tamar Bridge at Saltash.

Kit Hill Country Park is within about 1.5 miles of the property and offers countryside walks, panoramic views and landmarks of historic interest. There are also many sporting and recreational facilities available in and around Callington, together with nearby golf courses at Launceston and the internationally famous St Mellion International Resort.



The town of Saltash has a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours). The beautiful market town of Tavistock is also close by with its notable boutiques and delicatessens.

The beautiful countryside of the Tamar Valley AONB is in close proximity and the city of Plymouth lies within a short drive and boasts a wide range of shopping, educational and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

DESCRIPTION

Craigmoor comprises an individual detached house, constructed for our clients' family in 1954 and available on the open market for the first time since construction. The generous plot extends to about 0.30 acre and the house is positioned and designed to allow the principal rooms to take advantage of the lovely views to the south and west over open country. There are original features including crittal windows, parquet flooring in the sitting room, dining room, reception hall and cloakroom/wc and cedar shingle roof (replaced/renewed in 2015).

The detached games room is a timber frame and cedar clad building (of about 352 sq ft) which adds versatility, well suited to ongoing use as a games room/play room and/or perhaps as work from home, or gymnasium or indeed as overflow guest accommodation.

The property will be found to be in need of some improvement/modernisation. A mundic block test was carried out in November 2023 and the blockwork was classified Grade A and therefore clear from mundic.

The accommodation is laid out over two floors extending to about 1423 sq ft and briefly comprises as follows - GROUND FLOOR - Reception Hall - 15' Triple Aspect Sitting Room - 15' Dining Room with bay window - 12' Kitchen/Breakfast Room - Laundry Room with Pantry off - Cloakroom/WC - FIRST FLOOR - 3 Double Bedrooms each with country views - Bathroom - Separate WC.

OUTSIDE

A private entrance drive provides ample parking and leads to the large garage/workshop with leanto.

A further outbuilding currently configured as a games room provides additional accommodation and presents opportunities for use as work from home space or studio.

The established gardens extend to about 0.30 acre and have a fine south and west aspect with super views across open countryside. A large patio adjacent to the house provides the perfect spot for alfresco dining and entertaining. The lawned gardens have mature colourful flower, shrub and tree beds including a fantastic mature copper beech tree.



EPC RATING - F, COUNCIL TAX BAND - E

Our client has received a quote for the installation of a mains gas supply of £942 on 14th February 2024.

Services - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL17 8EG



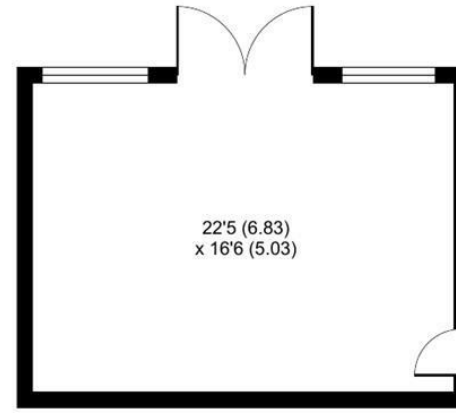
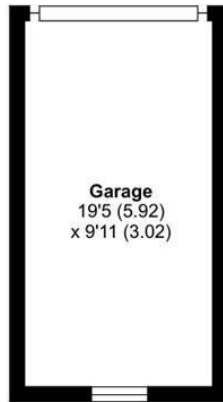




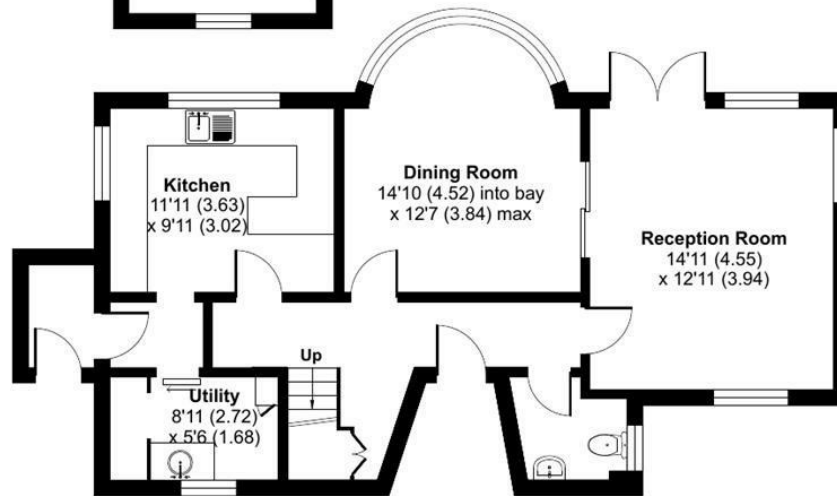
Florence Road, Callington, PL17

Approximate Area = 1423 sq ft / 132.2 sq m
Garage = 195 sq ft / 18.1 sq m
Outbuilding = 371 sq ft / 34.5 sq m
Total = 1989 sq ft / 184.8 sq m

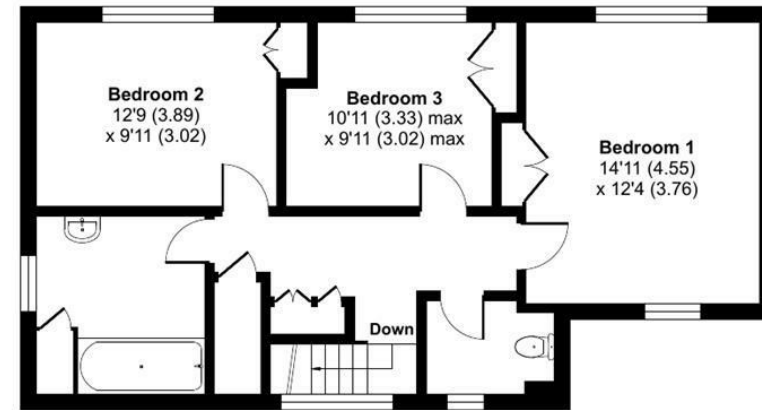
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OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 11107425

These particulars should not be relied upon.