



Price £450,000 - Freehold  
Trelean, Lower Methereil, PL17 8BJ

**D**WSON **nott**  
ESTATE AGENTS

An individual detached property situated in a tucked away situation on the fringes of the village. Brief accommodation comprises:- Hall, Lounge with wood burning stove, recently replaced kitchen/dining room, Study/Bed 5, Bathroom, 2 double bedrooms one with a walk in wardrobe which was originally an en suite which could be reinstated on the ground floor. On the first floor the Landing and 2 further Double Bedrooms can be found. Outside there is a Detached Garage, ample Parking and Gardens. Oil fired central heating and uPVC double glazing. The property is subject to a section 106 agreement meaning that the property is available to purchase by persons who live in the Calstock Parish for a period of 3 years or previously for a period of 5 years. Alternatively having their place of permanent work in the Calstock Parish for 3 years or previously for a period of 5 years.



#### 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. 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.

swan neck tap over water providing boiling and filtered water. uPVC double glazed windows to the rear elevation overlooking the rear gardens and the field beyond. Area suitable for dining room table and chairs. uPVC double glazed sliding patio doors giving access to the rear.

#### Bathroom:- 7'11" (2.41m) x 8'0" (2.44m)

Low level WC, wash hand basin, bath, space for shower with tray, heated towel rail . uPVC double glazed frosted window to the rear elevation. Please note the bathroom will be redecorated and have part tiling to the walls.

#### Bedroom 1:- 11'6" (3.51m) x 11'4" (3.45m)

Double bedroom having uPVC double glazed windows to the rear elevation enjoying a pleasant outlook across the



### Entrance:-

Storm porch with lighting. Entrance front door with inset glass panels leads through to:-

### Hallway:-

With an upright radiator, stairs rising to the first floor, Under stairs storage cupboard, further cupboard with shelving.

### Lounge:- 14'7" (4.45m) x 16'9" (5.11m)

Spacious room having the main feature as the cast iron multi fuel burner set on a hearth with backing, wooden surround and mantel. uPVC double glazed French doors giving access to the front patio area and uPVC double glazed windows to the front. Shaped window to the side elevation with deep shaped sill, ladder radiator.

### Kitchen/Dining room:- 17'5" (5.31m) x 11'9" (3.58m)

Recently replaced kitchen fitted with a comprehensive range of dark blue wall and base units, draw space, pan drawers, pull out waste disposal unit. Four ring induction hob with canopy above incorporating the extractor fan. Double doors open up to the pantry with shelving and ample storage space and wine rack. Space for integrated fridge/freezer, built in eye level oven/ grill with microwave over. Useful utensils cupboard ideal for ironing boards. Built in dishwasher and washing machine, quartz square edge work top surface with matching upstands, sink unit with one and a half bowl and

rear garden and beyond, upright radiator. Opening through to:-

### Walk in wardrobe/En suite 7'7" (2.31m) x 3'7" (1.09m)

Which was previously the en suite and has plumbing etc which could be used to reinstate the suite. This area is currently used as a walk in wardrobe with uPVC double glazed window to the side elevation.

### Bedroom 2:- 11'3" (3.43m) x 10'7" (3.23m)

Double bedroom having uPVC double glazed windows to the front elevation, radiator.

### Study/Bedroom 5:- 6'2" (1.88m) x 10'1" (3.07m)

uPVC double glazed windows to the front elevation, radiator.

### Landing:-

With access to Bedrooms 3 and 4 and access to the eaves storage sections.

### Bedroom 3:- 12'1" (3.68m) x 14'4" (4.37m)

Double bedroom having velux windows to the rear elevation with an outlook over to woodland and countryside. Built in wardrobes with hanging rails and ample storage space.

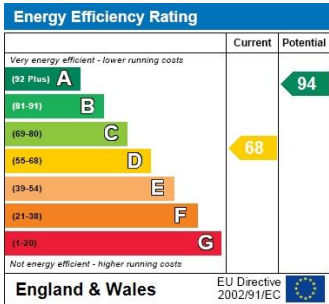
### Bedroom 4:- 15'5" (4.7m) x 14'6" (4.42m)

Double bedroom with velux window to the rear with a pleasant outlook. Open wardrobe space area with hanging rails.

### Outside:-

The property is approached via a driveway leading up to the parking area suitable for approximately four vehicles.





**AGENTS Note:-**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN