



Guide Price £170,000 - Freehold
Higherland, Stoke Climsland PL17 8LD

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ESTATE AGENTS

A quaint end of terraced period cottage situated in the Hamlet of Higherland set on the fringes of the sought after Village of Stoke Climsland. Brief accommodation comprises:- Porch, Lounge with feature fireplace and wood burner and Kitchen with built in oven and hob on the ground floor. Stairs rise to the first floor where the Double Bedroom with exposed wooden floor boards and nice sized Bathroom can be found.

Outside to the rear via a pathway leads to the outbuilding/workshop and a paved pathway then leads to the larger than average Garden with summerhouse/shed. Extensive far reaching countryside views can be enjoyed from the Garden. There is on street parking and a short distance away there is a parking area where a permit can be purchased through The Duchy of Cornwall. The property has character features including a fireplace with wood burner and cloam oven, beams, exposed wooden floorboards and internal wooden doors. There is uPVC double glazing and heating.



Situation:-

The property is set just outside the village of Stoke Climsland within the hamlet of Higherland. Stoke Climsland is served by a Post Office, general store, primary school, village hall and thriving community. The nearby town of Callington has a doctors, dentist, selection of individual and high street shops, veterinary surgery, places of worship, primary and secondary schools and is well situated for easy access to main routes.

Approximately 10 miles to the east is the picturesque market town of Tavistock, to the north is the former market town of Launceston and to the south lies the city port of Plymouth where main train station and ferry services can be located.

uPVC double glazed rear door with glass panel giving access to the rear.

Door opens up to a stair case which rises to the first floor.

Bedroom:- 12'3" (3.73m) x 10'8" (3.25m)
uPVC double glazed windows to the front elevation with window seat. Loft access, exposed wooden floorboards, radiator, cupboard with immersion heater. An internal door leads through to:-

Bathroom:- 7'2" (2.18m) x 11'7" (3.53m)
Suite comprising of WC, bath with electric shower over and shower screen, vanity unit incorporating cabinets, square edge wash hand basin, tiled sill and display areas. uPVC double glazed frosted



There are many recreational pursuits that can be enjoyed by members of the family including St Mellion golf and leisure resort, Launceston golf club, places of historical interest and The Tamar Valley a designated area of outstanding natural beauty. Local walks are a stone`s throw away so no need to take your car!

uPVC double glazed stable door gives access through to:-

Porch:-

uPVC double glazed opening and encased windows to both side and front elevations. Wooden door with inset glass with leaded light gives access through to:-

Lounge:- 12'3" (3.73m) x 10'9" (3.28m)

The main feature of this room is the stone and slate fireplace with a Jotul cast iron wood burner set on a hearth, clome oven and niches, with a wooden lintel and mantel above. uPVC double glazed windows with window seat to the front elevation, radiator, tiled slate flooring, under stairs recessed area and beams. Internal door leads through to:-

Kitchen:- 6'11" (2.11m) x 11'5" (3.48m)

Fitted with a range of base units, square edge work top surfaces, built in stainless steel finished four ring electric hob, Bosch electric oven/grill beneath, pull out storage cabinets to either side. Under unit space for fridge/freezer, plumbing and space for automatic washing machine, uPVC double glazed windows with tiled sill to the rear elevation, extractor and

windows to the rear elevation and further uPVC double glazed window to the rear, heated towel rail.

Outside:-

There is a gateway to the right hand side of the terrace which gives access through to a pathway leading to the rear of the properties. The pathway then leads to the storage/workshop which has power, is an ideal log store and has an enclosing door.

The gardens to the properties are then on the left hand side and the garden for this property is at the end of the pathway where there is an entrance gate. Panoramic far reaching countryside views can be enjoyed. The garden presently has a selection of trees and can be cultivated for individual needs or requirements and includes Cornish banking and walling and a modern summer house/shed.

There are on street parking facilities and a short distance away from the property there are parking facilities for the residents of the cottages. We have been advised that a parking permit can be purchased from the Duchy of Cornwall.

Services:-

Electric, water and drainage.

Council Tax:-

The Council Tax Band for this property according to the Vendor is Band A.



Porch
2'5" x 5'0"
0.76 x 1.54 m

Lounge
12'0" x 10'6"
3.66 x 3.21 m

Kitchen
7'0" x 11'5"
2.15 x 3.48 m

Floor 0

Bedroom
12'3" x 10'9"
3.74 x 3.28 m

Bathroom
7'3" x 11'4"
2.22 x 3.47 m

Floor 1

Approximate total area⁰

425.99 ft²
39.58 m²

Reduced headroom

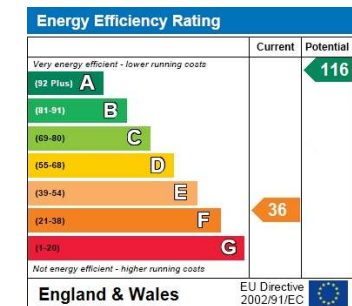
18.84 ft²
1.75 m²

Excluding balconies and terraces

⊠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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