



Guide Price £699,000 - Freehold
Bray Shop PL17 8PX

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ESTATE AGENTS

A rare opportunity to purchase this individual character property with a separate annexe set on the fringes of the sought after Hamlet of Bray Shop. This is really country living at its best and would make a wonderful family or extended family home which can be adapted for individual preferences including suitability for persons who work from home. The conversion took place some 20 years ago and within the last ten years both properties have been extended to provide a Sun room for the main residence, Lounge to the annexe and the addition of a Large Garage and two Workshops ideal for the DIY enthusiast or for storage. There are many character features including A framed beams, wood burner, slate sills, stripped floorboards and slate tiled flooring.

Externally there a formal gardens complete with an orchard and vegetable beds which enjoy extensive countryside views. There are also two sheds and a greenhouse. The field has both pedestrian and vehicular access which can be used for individual requirements. Both the gardens and the land amount to approximately 3 acres. One of the workshops could be used as a stable and is in close proximity to the field making this a possible choice for equestrian use.



Situation:-

The property is located on the fringes of the small rural hamlet of Bray Shop, which is approximately 4 miles from the Cornish town of Callington. The town itself has a selection of shops including Tesco, B&M, Spar and independent traders. There is a primary school and college, health centre, bowling green and cricket ground. There are also a number of primary schools in nearby villages together with recreational pursuits and public houses/restaurants. There are train stations at Gunnislake and Calstock with links to London Paddington via Plymouth. The National Trust estate of Cotehele and local beauty spot of Kit Hill are both easily accessible from the property.

Sun Room:- 9'7" (2.92m) x 7'0" (2.13m)

uPVC double glazed side entrance door, skylight to the rear elevation, encased windows to the side and rear elevations. Radiator, slate tiled flooring, slate sills, further uPVC double glazed door, exposed granite, slate and stone walling with wooden lintel above giving access to:-

Landing:-

With access through to the bedrooms and bathroom. Range of wardrobes with hanging rails and shelving.

Bedroom 1:- 12'3" (3.73m) x 7'7" (2.31m)

Double bedroom having a range of wardrobes with hanging rails and shelving, chest of drawers with display area, radiator. Window to the side elevation enjoying views.

Bedroom 2:- 9'5" (2.87m) x 7'2" (2.18m)

Double bedroom with skylight to the front elevation and encased window to the side elevation, radiator.

Bedroom 3:- 8'7" (2.62m) x 4'11" (1.5m)

Skylight to the rear, radiator.

Cloakroom:- 2'7" (0.79m) x 3'10" (1.17m)

Low level WC, vanity unit incorporating the sink unit with the cabinets below, part tiling to the walls, extractor.

Bathroom:- 5'6" (1.68m) x 6'10" (2.08m)

Low level WC, bath with shower over, wash hand basin, heated towel rail, shaver point, skylight to the front elevation. Part tiling to the walls and extractor.



Hallway:- 12'5" (3.78m) Max x 5'4" (1.63m) Max
Stairs rising to the first floor, radiator. Access to the lounge/Dining room, utility/cloakroom and the kitchen/Breakfast room. Under stairs storage recess, slate tiling to the floor.

Cloakroom/Utility:- 5'2" (1.57m) x 7'11" (2.41m)
Low level WC, wall and base units, roll top work surfaces, under unit space and plumbing washing machine and space for tumble dryer. Stainless steel sink unit with drainer and swan neck tap over, slate tiling to the floor. Part tiling to the walls, radiator and extractor.

Lounge/Dining room :- 11'10" (3.61m) x 22'2" (6.76m)
Being the primary reception room and such an impressive room having the main feature as the cast iron woodburner set on a slate hearth and detailed slate tiled backing. A-frame beams, French doors give access to the rear, windows to the front with deep slate sills, radiators. Stripped floorboards, area in for a large table and chairs. Window to the rear with slate sill. Telephone point.

Kitchen-Dining room:- 13'3" (4.04m) x 12'2" (3.71m)
Fitted with a range of wall and base units, drawer space, plate storage rack, worktop surfaces, space for cooking range with a stainless steel canopy above, incorporating the extractor. Built in dishwasher space for an oversized, fridge/freezer, worktop surfaces, stainless steel sink unit with drainer with a swan neck tap over. Windows to the front elevation with deep slate sill, part coloured tiling to the walls. Window to the rear with a deep sill, radiator, area suitable for breakfast table and chairs, slate tiling to the floors.

Seperate Annexe:-

Entrance:-
Door with inset glass gives access through to vestibule area with tiling to the floor. Underfloor heating.

Open Plan Kitchen-Lounge-Dining room:- 11'11" (3.63m) x 20'11" (6.38m)
Fitted with a range of high gloss modern wall and base units, square edged work top surfaces, stainless steel sink unit with drainer and a pull out tap over. Built in dishwasher, draw space, pan drawers. 4 ring induction electric hob with a stainless steel and glass finished extractor above. Splashback and up stands, built in fridge and freezer, pull out storage cabinet. Under floor heating. Square arch to:-

French doors give access to the patio which enjoy extensive countryside views. Ornate fireplace with wooden mantle and surround set on a hearth. Tiled flooring, windows to the rear elevation. Area suitable for small dining room table and chairs. Underfloor heating.

Bedroom:- 12'1" (3.68m) x 7'9" (2.36m)
Double bedroom with windows to the front elevation, range of wardrobes with sliding doors two being mirrored with hanging rails and shelving. Airing cupboard with hot water cylinder. Underfloor heating. Access to:-

En suite Shower room:- 7'3" (2.21m) x 3'3" (0.99m)
Vanity unit incorporating the wash and basin with tap over and cabinet, low level WC., oversized shower cubicle with shower and two shower heads, tray and enclosing doors, underfloor heating.

Annexe Garden:-
Paved patio area suitable for garden furniture overlooking the main rear garden and enjoys views.



Outside:-

Garage/workshops:- 25'7" (7.8m) x 12'8" (3.86m)
Roll up remote controlled entrance door. Mezzanine area which has ample storage space. Generously sized garage to include a workshop area, power and light. Door then gives access to a Storage room with the stable door measuring 12' 7" x 12' 7" with window, power and light. From the main garage further door gives access to the Workshop measuring 12' 7" x 12' 7" with window, power and light and has a Cloakroom measuring 2' 9" x 3' 8" with toilet and wash hand basin.

Gardens:-
The main garden is primarily to the rear of Owl barn and incorporates, lawns, orchard which is stocked with plum, cherry, brambly apple, cider apple and cox's apple trees. Vegetable beds, greenhouse and two sheds. To the side the central heating tank and boiler can be found and the gardens are enclosed with fencing.

To the front there are two entrance points, paved parking for numerous vehicles, raised lawned section, natural hedging and walling. Access to the field.

Land:-
Both pedestrian and vehicular access. Covered section with concrete base. The field is enclosed with natural hedging and fencing and could be used for individual requirements/preferences.

Services:-
Water and electricity. Septic tank drainage and oil fired central heating.

Council Tax:-
According to Cornwall Council the band is D.







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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.
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