



Guide Price £399,500 - Freehold
Meadow View, Station Road, Kelly Bray PL17 8ER

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ESTATE AGENTS

Large Detached house which could be an ideal choice for a for Family or even Extended Family situated in the popular Village of Kelly Bray within reach of local amenities. The property has versatile accommodation which includes:- 4/5 Bedrooms, Bathroom & Shower room, good sized Kitchen/Dining room, Light and spacious Lounge, Dressing room which could be converted to an En suite and further Dressing room/Study. There is a Double Garage and Ample Parking for numerous vehicles so parking for family and friends will not be an issue!

Outside there are attractive mature Gardens and the property has gas central heating and uPVC double glazing. The property is being sold with NO ONWARD CHAIN AND SHOULD BE VIEWED.



Situation:-

Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, and is close to the very popular Engine House restaurant situated on Florence Road. Callington 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. The village is on a main bus route that links Launceston to the north, Saltash to the south and the city of Plymouth beyond.

Storm Porch:-

Hall:- 6'1" (1.85m) x 24'1" (7.34m)

Wooden entrance door with glass detail and side panel. Stairs rising to the first floor, radiator, recessed area, access through to the garage, study/dressing room, family bathroom and bedrooms. Large cupboard with hanging hooks and storage space.

Landing:-

Access through to lounge, utility, kitchen/dining room, bedrooms and shower room. Loft access.

Kitchen/Dining room:- 13'1" (3.99m) x 18'5" (5.61m) Max

Very sociable room including the Kitchen area fitted with a range of wall and base units, work surfaces, drawer space, gas cooker and oven, canopy above incorporating the extractor. Slimline dishwasher, sink unit with swan neck tap over, one and a half bowl and drainer. Glass fronted display cabinets and corner display shelving, part tiling to the walls, Upvc double glazed window to the side elevation. The Dining area includes further cupboards, space for dining room table and chairs, recessed area with base units and worktop surfaces, radiator. Large Upvc double glazed window to the front elevation.



Bedroom 4:- 9'8" (2.95m) x 10'10" (3.3m)

Double bedroom having Upvc double glazed window to the front elevation, radiator, archway through to:-

Dressing room:- 9'8" (2.95m) x 7'1" (2.16m)

Which has the possibility of being converted to an En suite having water already connected, range of wardrobes, cupboards housing the wash hand basin, cabinets below, cupboard above and mirror, Upvc double glazed window to the side, radiator.

Bathroom:- 9'8" (2.95m) x 7'9" (2.36m)

Suite comprising of vanity/dressing table cabinet with drawer space, wash hand basin, and cabinets. Low level WC, further storage cupboards, radiator, Upvc double glazed frosted window to the side elevation. Cubicle housing the shower, tray, enclosing door and screen. Sunken bath. Upvc double glazed frosted window to the rear elevation, tiling to the walls, radiator.

Study/Dressing room:- 6'1" (1.85m) x 7'1" (2.16m)

Upvc double glazed window to the rear elevation, step to:-

Bedroom 5:- 19'0" (5.79m) x 10'5" (3.18m)

This versatile room can be adapted for individual preferences which is currently a bedroom but has previously been used a games room. Upvc double glazed window to rear, radiator.

Lounge:- 16'3" (4.95m) x 12'11" (3.94m)

A light and spacious having ample room for reception furniture, radiator, Upvc double glazed window to the rear elevation overlooking the garden and beyond.

Utility room:- 9'8" (2.95m) x 7'1" (2.16m)

Plumbing and space for a washing machine, worktop surface and space over for a tumble dryer. Space for upright fridge/freezer, wall and base units, sink unit with drainer, radiator. Wooden door with frosted glass to the rear, airing cupboard housing the hot water cylinder.

Bedroom 1:- 12'9" (3.89m) x 13'0" (3.96m)

Double bedroom having Upvc double glazed window to the rear elevation overlooking the garden and beyond, fitted range of wardrobes with cupboards above, recessed area, radiator.

Bedroom 2:- 11'5" (3.48m) x 10'10" (3.3m)

Double bedroom having Upvc double glazed window to the front elevation, radiator.

Bedroom 3:- 7'8" (2.34m) x 10'9" (3.28m)

Upvc double glazed window to the front elevation, wardrobes with cupboards above, radiator.

Shower room:- 8'1" (2.46m) x 5'10" (1.78m)

Consisting of a low level WC, shaped period style wash hand basin, shower cubicle housing the Victorian style shower head and second shower head, enclosing doors and screen. Tiling to the walls, radiator, Upvc double glazed frosted window to the side elevation, bathroom cabinet, extractor.



Double Garage:- 19'1" (5.82m) x 17'8" (5.38m)

With two up and over doors, lighting, Upvc double glazed window to the side elevation. Wall mounted Worcester heating and hot water boiler, space for workshop area, chest freezer, Fuse boxes and power. Internal door to the Hallway.

Outside:-

The property is approached via an opening within walled gardens stocked with a variety of flowers and shrubs. A pathway to the left hand side gives access to the rear. The parking and driveway is suitable for numerous vehicles and provides access to the front of the property and the garages. To the rear the attractive garden is laid to lawn, edged with attractive mature flower and shrubs, clematis, trees and seating area. Paved patio ideal for alfresco dining and entertaining.

The garden is enclosed with fencing and there are steps rising to the utility room.

Services:-

Gas, electric, water. Septic tank drainage.

Council Tax:-

According to Cornwall Council the council tax band is E.







Floor 0



Floor 1

Approximate total area⁽¹⁾

2072.44 ft²
192.54 m²

Reduced headroom

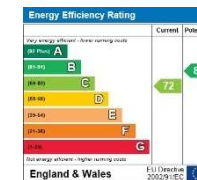
16.67 ft²
1.55 m²

(1) 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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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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