



Guide Price £310,000 - Freehold  
3, The Square, Metherrill PL17 8DB

A stunning renovated, extended and refurbished cottage which has been tastefully completed taking into consideration the original era. The works have been completed and finished to an obvious high standard and is a credit to the present vendors. Brief accommodation comprises:- Entrance Vestibule, Cloakroom, Impressive Open plan Kitchen/Breakfast room/Lounge with built in appliances, quartz work top surfaces, Belfast sink, fireplace with wood burner and beams. There is also a Dining room/Study which can be adaptable for individual choices. On the first floor the Landing, Bedroom 1 complete with walk in wardrobe, beams and ornate fireplace, Bedroom 2, and contemporary Bathroom having a separate showering area can be found. The property has many character features and under floor heating on the ground floor and the bathroom.

Outside there are attractive landscaped gardens including a slate tiled patio terrace and good size lawned section. There is ample parking for approximately 3/4 vehicles to the front. A viewing is highly recommended.



#### Situation:-

The property is approximately 3 miles east of Callington and approximately 1 mile south of the A390 road being on the outskirts of the village of Metherell in a very popular area. The nearby village of Harrowbarrow together with St Anns Chapel and Gunnislake offering a variety of facilities including primary school, pubs, Post Office/stores, hairdressers, garage, mini market and station with rail link to Plymouth. The National Trust property of Cotehele House set in the beautiful Tamar Valley just above the river is within 1.5 miles and the surrounding countryside provides some superb walks.

#### Entrance Vestibule:- 4'2" (1.27m) x 4'9" (1.45m)

Composite stable door with inset glass design, wooden internal door gives access through to the cloakroom. Opening through to the kitchen.

#### Cloakroom:- 4'1" (1.24m) x 5'3" (1.6m)

Comprising of low level WC, period style vanity unit with shaped sink, taps over and cabinets below. composite double glazed window with frosted glass, shutters and slate sill to the side elevation. Under floor heating.

#### Landing:-

Access through to the bedrooms and bathroom, beams feature stone wall, spot lighting and loft access.

#### Master Bedroom 12'3" (3.73m) x 13'8" (4.17m)

Splendid double bedroom, with vaulted beams, cast iron ornate fireplace with surround, mantle and slate hearth. Recess areas to either side of the chimney breast. Upvc double glazed windows to the rear elevation with deep slate sill. Sliding door opening to a dressing room with cabinets and hanging rails and lighting. Electric wall mounted heater.

#### Bedroom 2:- 7'3" (2.21m) x 12'1" (3.68m)

Having a velux window, Upvc double glazed window to the side elevation with deep slate sill. Electric wall mounted heater.

#### Bathroom:- 8'3" (2.51m) x 10'0" (3.05m)

Stunning suite comprising of a large oval shaped contemporary bath with a free standing bath shower mixer tap, low level WC, his and hers period style vanity unit including shaped sink units, taps over, cabinets below, central shelving section and further shelving for toiletries etc.



**Open plan Kitchen/Breakfast room/Lounge:- 28'6" (8.69m) x 14'5" (4.39m) Max**

Such an impressive room fitted with a range of wall and base units, quartz work tops surfaces, matching upstands, integrated washing machine and tumble dryer, full size dishwasher, Belfast sink with quartz drainer with a Victorian style tap over, pan drawers, integrated bin storage and wine cooler. Eye level hide and slide Neff oven, multi functional oven including microwave, warming plate and grill. Matching dresser with a glass display cabinet, drawers, cabinets below, matching quartz work top surfaces and upstands. Central island with breakfast bar and seating area, large induction Neff hob set in the quartz work top surfaces. Space for oversized fridge/freezer and under stairs storage cupboard. Under floor heating and tiling to the floor.

Lounge - The main feature being the cast iron wood burner set on a hearth with a wooden mantle over. Solid oak wooden flooring, recessed areas to either side of the fireplace, feature stone walling. Upvc double glazed window with tiled sill to the rear elevation, electric wall mounted heater, composite door to the rear. Beams, spot lighting.

**Dining room/Study:- 7'3" (2.21m) x 11'11" (3.63m)**

A versatile room which can be adapted for individual uses. Electric log effect fireplace, with a surround mantle and hearth, electric wall mounted heater. Opening looking through to the kitchen, oak wooden flooring, spot lighting.

Tiling to the floor, under floor heating. Opening to the shower comprising of a water fall and half height shower heads, feature coloured shaped pebbled seat, with matching flooring and niche. Beams, tiling to the walls, uPVC double glazed window with shutters.

**Outside:-**

To the front there is parking for approximately three/four vehicles. The car parking area is laid to stones, has walling and outside socket. A double gateway, gives access to the main garden, which is lawned has a slate chipped pathway through the centre, with flower and shrub beds. Steps lead descend to a further slate finished section and pathway to the front entrance door. There is a raised walled garden, slate tiled patio area suitable for al fresco dining and entertaining again finished in slate chippings. There are outside sockets, an outside tap and the garden is enclosed. To the rear there is a seating area ideal for morning coffee which is enclosed with walling.

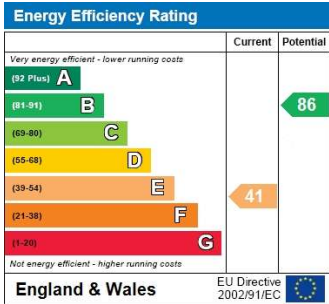
**Services:-**

Electricity, water and drainage.

**Council Tax:-**

According to Cornwall Council the council tax band is B.





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