



30, Liskeard Road, Callington

PL17 7JE



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Guide Price £249,950

Situation:- Callington is a small town with a thriving community in South East Cornwall approx 15 miles from Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist. Many recreational pursuits

- Exceptional Period Property
- Arranged over 3 floors
- Stunning Accommodation throughout
- 2 Reception Rooms
- 3 Bedrooms (Master with A framed beams)
- Garage and attractive large courtyard Garden



This stunning property located within a stones throw from the towns amenities, facilities and routes is entered via the front entrance door to the Porch. A door then opens to the welcoming Hallway which gives access to the Lounge and Dining room and has stairs rising to the first floor. The Dining room is of a generous size and would be a pleasure to entertain friends and family in. The main reception room being the Lounge is the hub of the house and includes a feature fireplace housing the mult fuel stove with sold oak mantle over. This is a very social space also incorporating a reading area with French doors giving access to the rear which has been recently renovated to provide a pleasant and quiet place to relax in. The Kitchen is fitted with a range of cabinets and has integral appliances including fridge, freezer, hob and double oven and there are oak work top surfaces. A utility section follows and a sliding door giving access to the Cloakroom which is an advantage for family and guests.

On the first floor there is a dividing landing. There are two bedrooms on this level, Bedroom 2 being a large double facing to the front. Bedroom 3 faces to the rear. The Bathroom is fitted with a suite including a shower over the bath. Further stairs lead up to the second floor where the beautiful Master Bedroom can be found having the main features as 'A' framed beams and exposed walling.

There are many further characteristic features throughout including slate flagstone flooring, slate tiled flooring, picture rails, exposed floor boards and period doors. A viewing is imperative for this property to be fully appreciated.



OUTSIDE

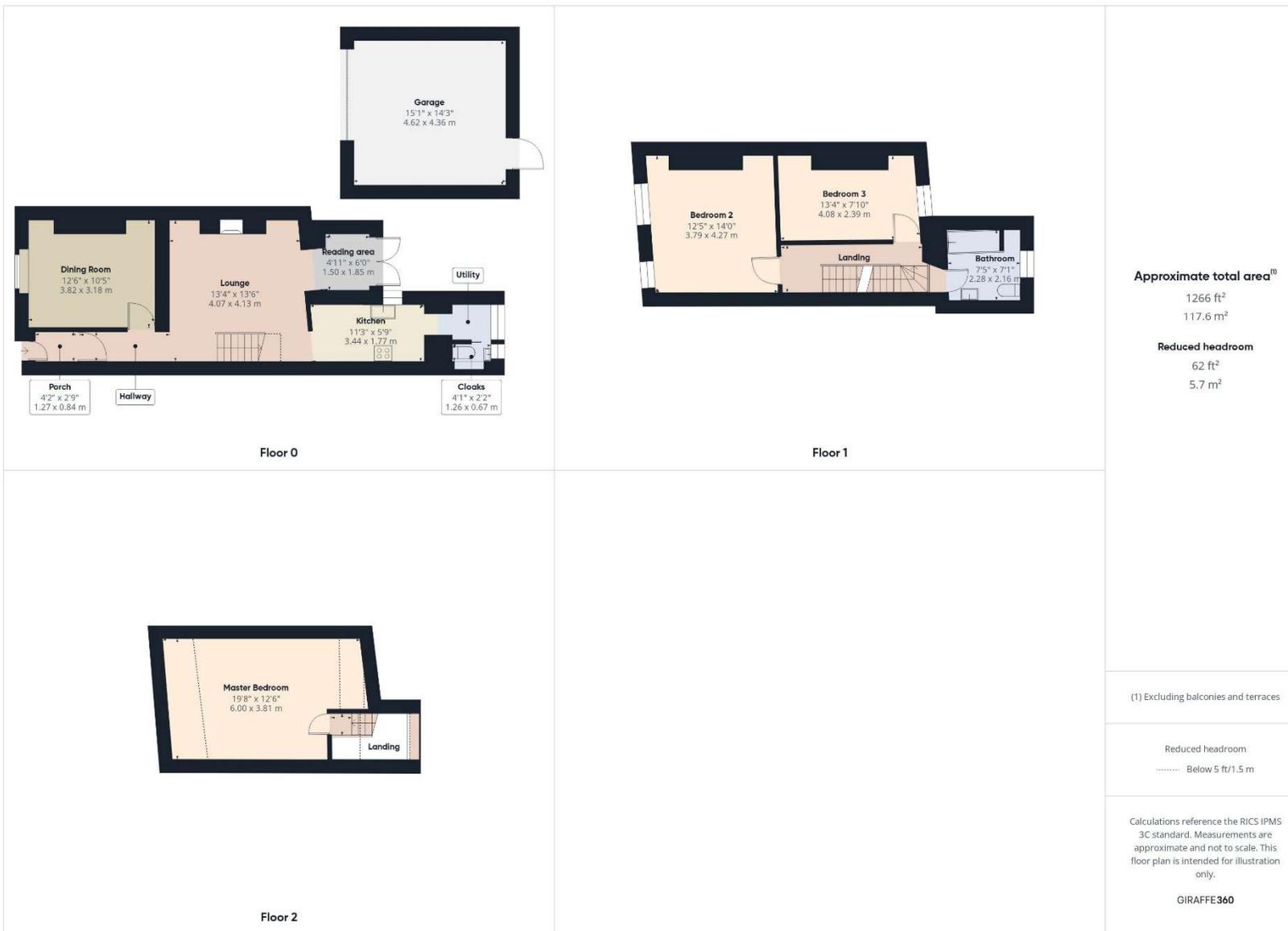
To the rear there is a level sited enclosed paved private courtyard garden which has ample space for alfresco dining, entertaining, garden furniture and is an ideal choice for persons wishing for a low maintenance garden. There are attractive raised flower beds edged with timber and the garden is enclosed with walling and fencing. Access to the rear of the garage.

Garage:- The oversized garage has power, light and an up and over door and can be used for both a car and storage purposes.

Services:- Main electricity, water and drainage. The vendors have advised us that there is gas in the rear lane which could be installed if preferred any future purchasers.

Council Tax:- Band B





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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

