



Callington
PL17 7TL

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ESTATE AGENTS

Guide Price £320,000

Situation:- Callington is a small town with a thriving community and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office,

- Modern well presented detached house
- 2 Receptions and Kitchen
- 3 Bedrooms (Master with En suite)
- Kitchen with built in oven and hob
- Attractive Gardens
- Garage and Parking



The property is approached via a paved pathway, leading to the storm porch and front entrance door. This opens to the welcoming Hallway, with useful storage cupboard and stairs rising to the first floor. There is also access to the lounge, dining room, cloakroom and kitchen. The Cloakroom has a white suite including a corner wash hand basin and low level WC. Being triple aspect the Lounge is light and spacious with views across surrounding and far reaching countryside. The main feature of the room is the marble fireplace, set on a matching hearth, with wooden surround and mantle. There are French doors giving direct access to the rear garden. The Dining room is the second reception room but could be used as a further bedroom or study. The Kitchen is fitted with a range of wall and base units, has a 4 ring gas hob with electric oven beneath and canopy above incorporating the extractor fan. It also has a breakfast bar area. From here there is a pleasant outlook over the attractive garden. There is a separate Utility section with plumbing and space for washing machine and tumble dryer.

On the first floor there is a Galleried Landing which provides access to the bedrooms and bathroom. There is also Loft access and a cupboard housing the Mega flow hot water system. Bedroom 1 is a good sized double bedroom, fitted with a range of wardrobes. It is dual aspect room facing to the front with the best views from the house, across far reaching countryside. It has an En suite, with over sized shower cubicle, housing the bar shower, wash hand basin and low level WC. Bedroom 2 is a double bedroom with fitted wardrobes and hanging rails, which faces to the front, again enjoying the wonderful views. Bedroom 3 overlooks the garden. The Bathroom has a white suite with low level WC, wash hand basin, bath with a mixer tap and shower attachment over, tiling and extractor. The property benefits from gas central heating and has uPVC double glazing.



OUTSIDE

To the Front, there are pebble finished areas, ideal for potted plants, this extends to the right hand side of the property. To the left hand side of the property there is a driveway providing parking for one vehicle.

To the Rear, there is a paved patio, an ideal space for Al fresco dining/entertaining. The vendors have redesigned the garden to include a lawn, with flower and shrub beds edged with timber. There is a large garden shed and to the rear of this there is further area. The garden is enclosed with fencing and walling, providing an ideal space to relax in. There is also a garage with up and over door power, light and side access door to the rear garden.

Services:- Mains Electric, Gas, Water and drainage

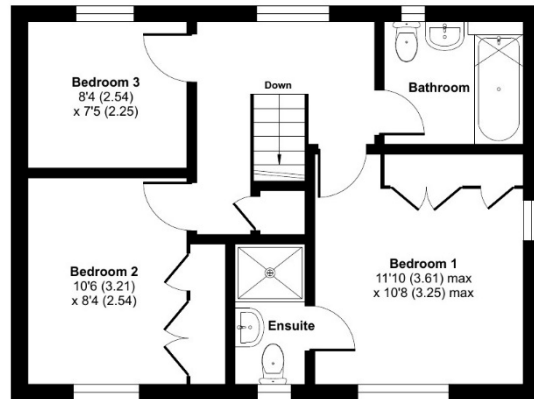
Council Tax:- Cornwall Council state the Council Tax Band is D



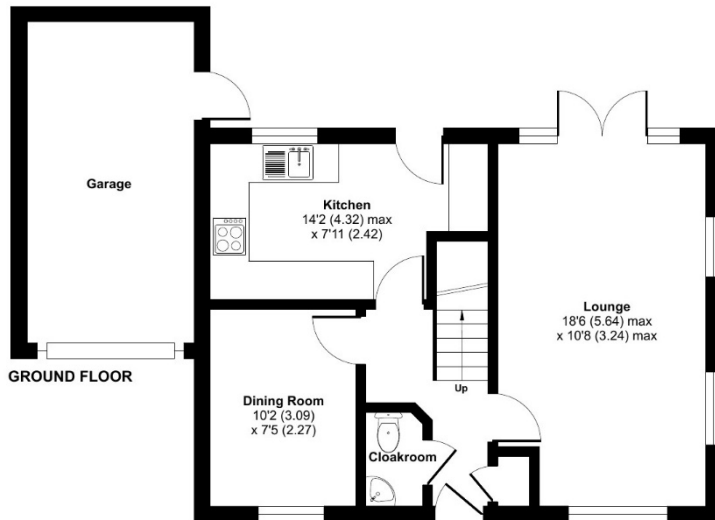
Trebartha Close, Callington, PL17

Approximate Area = 936 sq ft / 86.9 sq m (excludes garages)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1324417

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

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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.

