



Guide Price £590,000 - Freehold
Trefarall, Florence Hill, Kelly Bray, Callington PL17 8DZ

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ESTATE AGENTS

An opportunity to purchase this spacious and versatile dormer bungalow situated in a tucked away location enjoying wonderful countryside views. The accommodation is arranged over two levels and could be used as a large family/extended family home or even for persons working from home. The rooms can be adapted for individual requirements or preferences having rooms that could lend themselves to reception rooms or bedrooms and have bathroom facilities on each level. The present vendors have redesigned and refurbished the property to provide this lovely home which is a credit to both of them.

Outside the attractive well tended gardens envelope the property and are an ideal choice for friends and family to be entertained in or be a gardeners haven. The property and the gardens are slightly elevated having the benefit of enjoying the stunning countryside views. There is not only one garage but two and a number of out buildings.

A VIEWING IS HIGHLY RECOMMENDED.



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, bus service and café. Callington has a further range of amenities and there are nearby recreational pursuits.

Entrance:-

uPVC double glazed entrance door with intricate detail glass and side panels gives access through to:-

Entrance Hallway:-

Welcoming space with a Tulip wood staircase rising to the first floor. Radiator and under stairs storage cupboard. Access to the ground floor accommodation.

Sitting Room:-

Formerly a dining room this generously sized room can be adapted for individual preferences.

uPVC double glazed window to the front elevation overlooking the garden and enjoying the views beyond. Radiator.

Cloakroom:-

Comprising of low level WC and a frosted window to the rear elevation.

Shower room:-

Comprising of modern vanity unit with tap over, heated towel rail and a step up to the shower section with shower head. Anti slip flooring, tiling to the walls and uPVC double glazed frosted windows to the rear elevation.

Cloakroom:-

Low level encased WC, part tiling to the walls, frosted window to the rear and a radiator.

Dining Room:-

An adaptable room with uPVC double glazed windows to the rear elevation. Ample space for dining room table and chairs, fitted cupboards and space for further reception room furniture if required.

Bedroom 4:-

A double bedroom with uPVC double glazed windows to the rear elevation overlooking the gardens, radiator and fitted cupboards.



Lounge:-

A good sized reception room with ample room for reception furniture. Fireplace recesses to either side of the chimney breast and radiator. Bright and spacious room with large uPVC double glazed windows to the front elevation, again overlooking the garden and the views beyond. From here internal door leads to:-

Garden Room:-

A ideal room for reading or to enjoy the wonderful views. uPVC double glazed sliding doors providing access to the decked terrace which has a balustrade and steps leading down to the front garden. uPVC double glazed windows to the side and radiator.

Internal Hallway:-

Accessed via an opening from the Entrance hallway, Double doors open to storage cupboards.

Kitchen:-

Fitted with a range of wall and base units, roll top work surfaces with matching up stands. Stainless steel cooking range arranged with a 5 ring gas hob, double oven beneath and a large stainless steel canopy incorporating the extractor above. Stainless steel sink unit with a swan neck tap over. Breakfast bar/island with drawers, pan drawers, base units, seating area and work top surfaces. Space for upright fridge freezer, plumbing and space for washing machine. Useful pantry cupboard with shelving and enclosing doors. Radiator, feature wall and uPVC double glazed windows to the rear elevation over looking the garden. Internal door leads to:-

Utility Room:-

Fitted with a range of high gloss wall and base cabinets with under unit space for white goods . A wall mounted Worcester Central heating and hot water boiler. Roll top work surfaces, sink unit with drainer, heater and uPVC double glazed window to the side elevation. Useful storage cupboard with shelving. uPVC double glazed door gives access to the rear and internal door to the garage.

Bedroom 3:-

A double bedroom with uPVC double glazed window to the side elevation and radiator.

Landing:-

On the 1st floor the landing is light and airy with velux windows, radiators, large storage cupboard providing access to the eaves space.

Master Bedroom :-

A large Double room with radiator and window to the side elevation. Internal door leads into the:-

En Suite Shower room:-

Refurbished en suite comprising a vanity unit with cabinets below, low level WC. Over sized Shower cubicle housing the bar shower and waterfall head, with tray and enclosing door. Contrasting modern coloured tiling and extractor.

Bedroom 2:-

Large double bedroom with window to the side elevation, radiator.

Bedroom 5:-

uPVC velux window to the front enjoying the views, recessed areas and radiator.

Bedroom 6:-

uPVC double glazed window to the front elevation enjoying views as far as the eye can see. Radiator, recessed areas and access into the eaves space.

Bedroom 7:-

Velux window and radiator. This room would make make an ideal study which faces to the rear.

Bedroom 8:-

With a velux window to the rear, radiator and access into the eaves space.

Bathroom:-

Recently refurbished to provide a range of vanity cabinets with drawer space, shaped wash hand basin with tap over. Low level WC., shaped bath and a large walk in shower cubicle with bar shower, 2 shower heads, glass screen and tray.



Heated towel rail, contrasting modern tiling to the walls and floor, extractor, radiator and uPVC double glazed windows to the rear elevation.

Garage:-

This can be entered via both externally and internally. Electronically operated door, high ceiling height, power and light.

Outside:-

The property is approached via both pedestrian and vehicular access gates which open up to a parking area suitable for numerous vehicles, including a caravan/motor home. The well tended generously sized front garden is laid to lawn with attractive shaped borders containing well established flowers, shrubs and trees. It is enclosed with fencing. To the left hand side of the property the driveway leads up to a further garage/workshop with enclosing doors and has the benefit of power and light.

The large rear garden has stepping stones leading up to a storage shed with enclosing door. The attractive gardens are edged with fencing and natural hedging and are mainly laid to lawn with shrub and flower beds and include a summer house. The lawn then continues to a side area with raised vegetable gardens and a greenhouse. Outside tap.

Services:-

Mains Electric, Gas , Water and drainage.

Council Tax:-

According to Cornwall Council the Tax banding for the property is E





Florence Hill, Callington, PL17

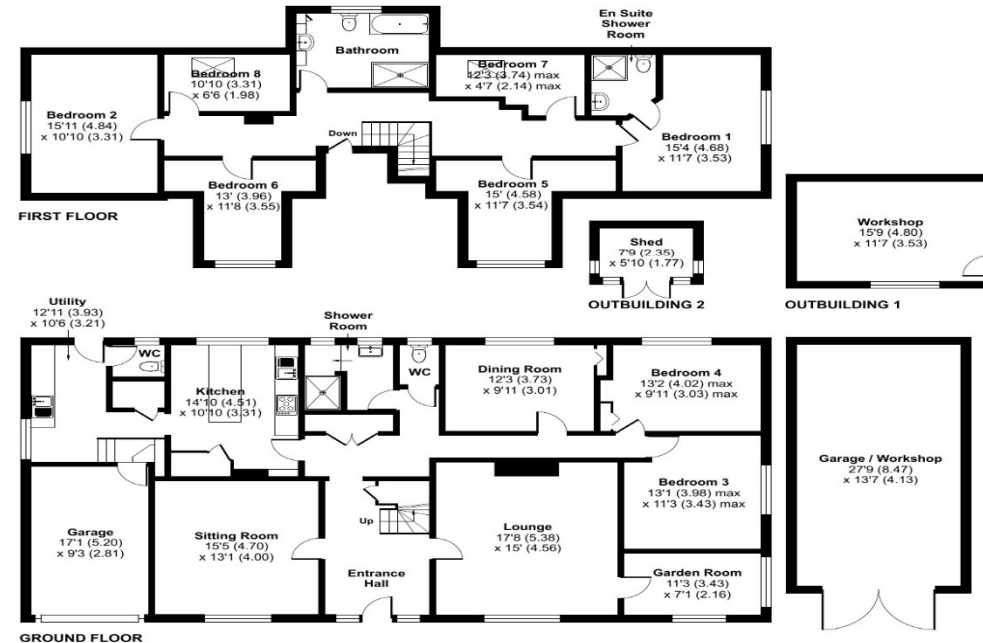
Approximate Area = 2745 sq ft / 255 sq m

Garages = 543 sq ft / 50.4 sq m

Outbuildings = 227 sq ft / 21.1 sq m

Total = 3515 sq ft / 326.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Dawson Nott Ltd. REF: 1356776

AGENTS Note:-

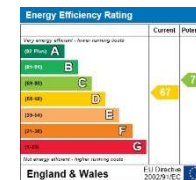
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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

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