



Town • Country • Coast



Rising Sun, Callington

Price Guide £575,000



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Rising Sun, Callington

Enjoying outstanding views from the rear full length balcony, is this detached 4 double bedroom bungalow. Having been refurbished by the current vendor to a very high standard, now offering spacious, light and airy accommodation comprising; Entrance hall, lounge with gas fire in an attractive fireplace and enjoying breathtaking views. This room is open plan to the dining room and both rooms have a door onto the full length balcony with glass balustrading to enjoy views over the gardens and beyond. The kitchen was re-fitted with a Dream Works kitchen fully integrated with dishwasher, washing machine and fridge/freezer, together with 2 larders and a boiler cupboard housing a combination boiler.

There are 4 double bedrooms, one with an en suite shower room, together with a family bathroom.

From the kitchen a glazed porch leads to the rear of the larger than average garage/workshop with power and light, freezer and electric garage door.

Driveway provides ample off road parking. The side courtyard houses the oil storage tank and leads to the mature and fully established attractive gardens with an abundance of flowering shrub beds and borders including a mature Wisteria and delightful private patio.

The uninterrupted views together with a generous plot, enjoyed from a spectacular vantage point balcony means this property must be viewed to be appreciated.





Entrance Hall

Lounge

22'6" x 12'5" (6.88 x 3.81)

Dining Room

12'11" x 10'8" (3.95 x 3.27)

Kitchen

15'11" x 10'9" (4.86 x 3.28)

Bedroom One

12'4" x 11'6" (3.76 x 3.51)

Ensuite

8'9" x 2'5" (2.68 x 0.76)

Bedroom Two

14'8" x 11'6" (4.49 x 3.52)

Bedroom Three

11'8" x 10'11" (3.58 x 3.33)

Bedroom Four

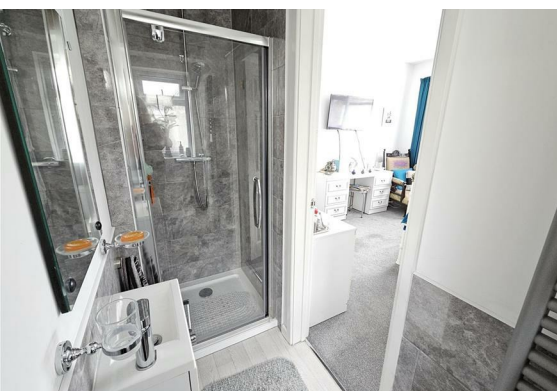
11'8" x 10'6" (3.58 x 3.21)

Bathroom

8'9" x 5'0" (2.68 x 1.53)

Rear Glazed Porch

17'1" x 3'8" (5.22 x 1.13)



Cellar

Garage/Workshop

32'1" x 10'4" (9.80 x 3.15)

EPC

E44

Tenure

Freehold

Services

Mains electricity, water (metered), drainage and oil fired heating.

Council Tax Band

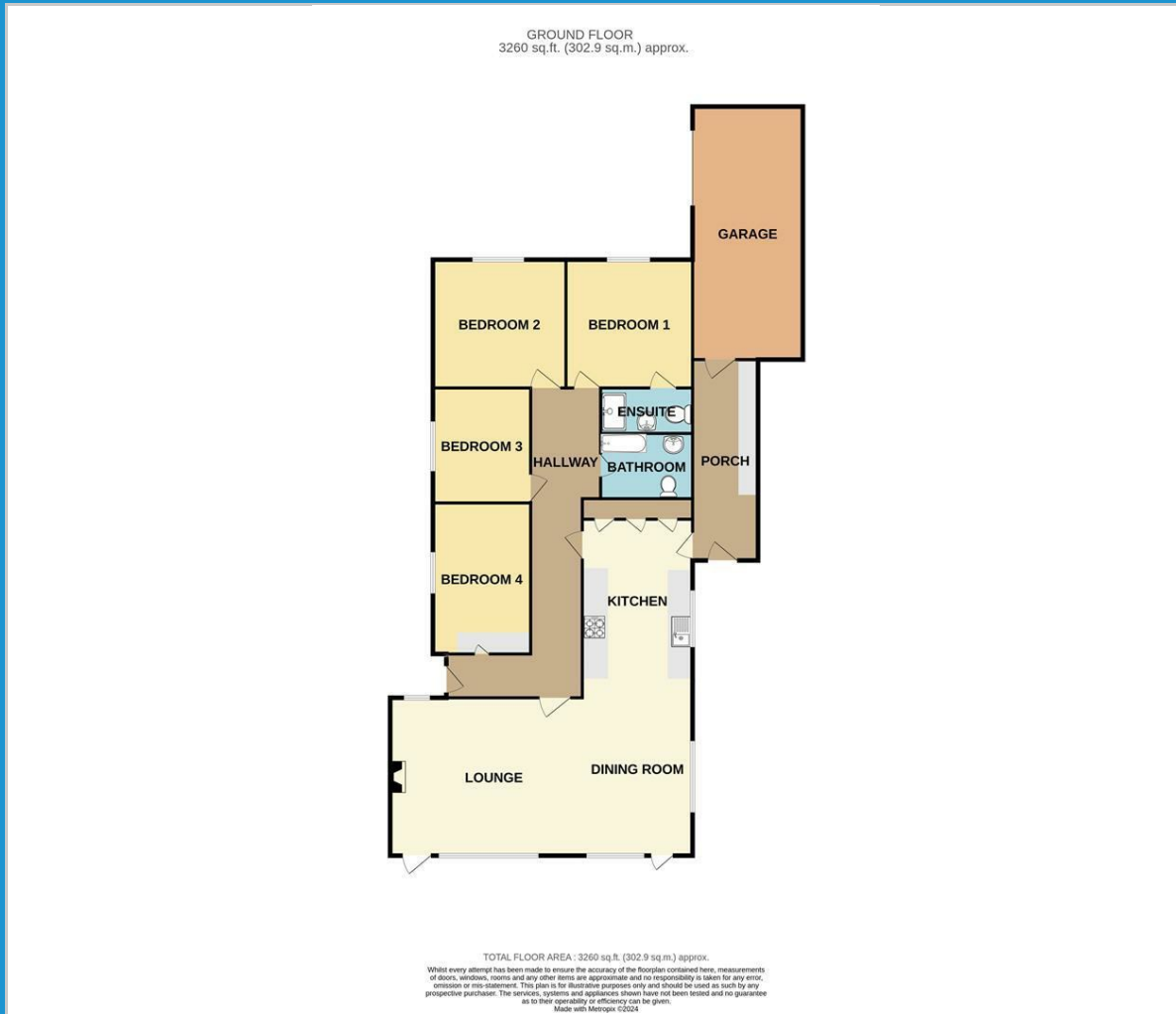
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Situation

A hotbed of history, Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco Superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

