



Near Stoke Climsland, Callington

Guide Price £235,000



## Near Stoke Climsland, Callington

Nestled in an idyllic rural location amongst rolling countryside and excellent country and forest walks, is this character 16th Century two double bedroom cottage, which has many original features including an inglenook fireplace with woodburner and cloam oven. There is a sun trap garden to the rear with a Studio/Hobbies Room and further extensive garden and vegetable plot.

A front porch, ideal for coats and boots then leads into the sitting room, with window seat and beamed ceiling, opening into the dining area, with the recess being just enough space for a small desk and a tall fridge/freezer. A spacious ground floor bathroom with an electric shower, chrome heated towel rail, WC and basin. The traditional yet modern kitchen offers excellent wall and base units with built-in eye level oven & grill, hob and extractor over. A door leads to the enclosed suntrap courtyard.

Stairs with stone alcove and landing leads to two bedrooms, both with built-in storage cupboards.

Established with an abundance of mature plants and flowering shrubs, the rear courtyard is an ideal place to dine Al fresco and leads to the Studio, perfect for hobbies, crafts or a home office. A path and gate leads to a shared path giving access to a former pigsty store and further private gate into the extensive garden with lawn, greenhouse, log store, productive vegetable garden with fruit cage. Offering a great degree of privacy and seclusion to enjoy the country noises, all round colour and wildlife.

With NO ONWARD CHAIN, this motivated seller has presented this cottage beautifully, with viewings by appointment only.







### Entrance Porch

4'7" x 4'3" (1.40m x 1.32m)

### Sitting Room

12'9" x 10'2" (3.89m x 3.12m)

### Dining Area

12'3" x 10'9" max (3.75m x 3.29m max)

### Ground Floor Bathroom

7'0" x 5'9" max. (2.15m x 1.77m max.)

### Kitchen

8'11" x 9'4" (2.74m x 2.86m)

### Bedroom 1

11'1" x 9'6" (3.38m x 2.90m)

### Bedroom 2

9'0" x 8'10" (2.76m x 2.71m)

### Studio

17'1" x 6'2" (5.23m x 1.89m)

### Services

Mains water, electricity and drainage.

### EPC

E41

### Local Authority

Cornwall Council - Tax Band A

### Tenure

Freehold

### Situation

Set in this small hamlet of Higherland, close to the sought after village of Stoke Climsland which has many village amenities including a Post Office, General Store, Primary School, Village Hall and a thriving community. The nearby town of Callington has a doctors, dentist, selection of individual and high street shops, veterinary surgery, places of worship, primary and secondary schools and is with easy access to main routes to Plymouth, Launceston and Tavistock. There are many scenic country walks close to hand with superb views and country scenery within the Tamar Valley, recreational pursuits such as cycling or riding, together with St Mellion golf and leisure resort, Launceston golf club, places of historical interest.

### Directions

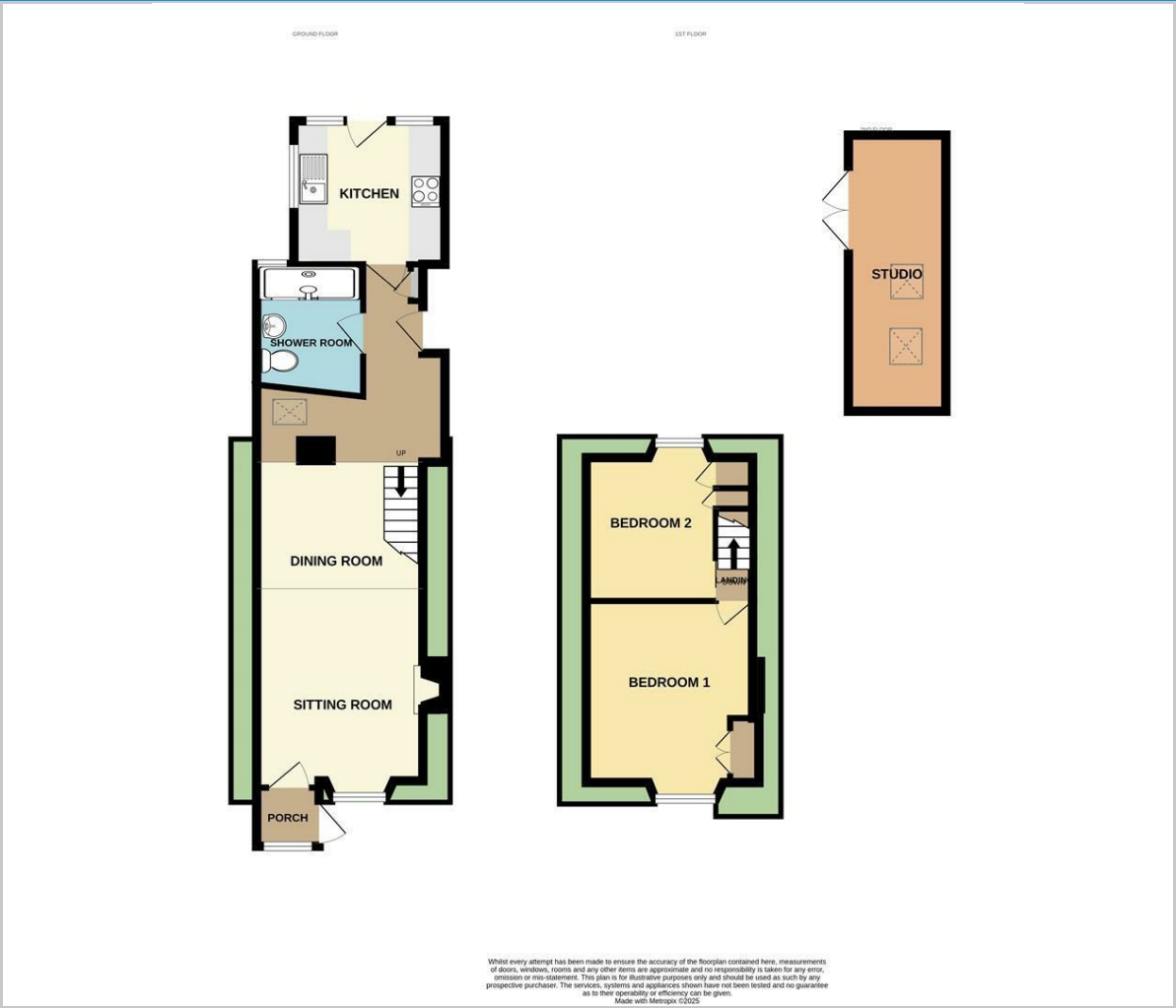
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Sat Nav: PL17 8LD





Floor Plan



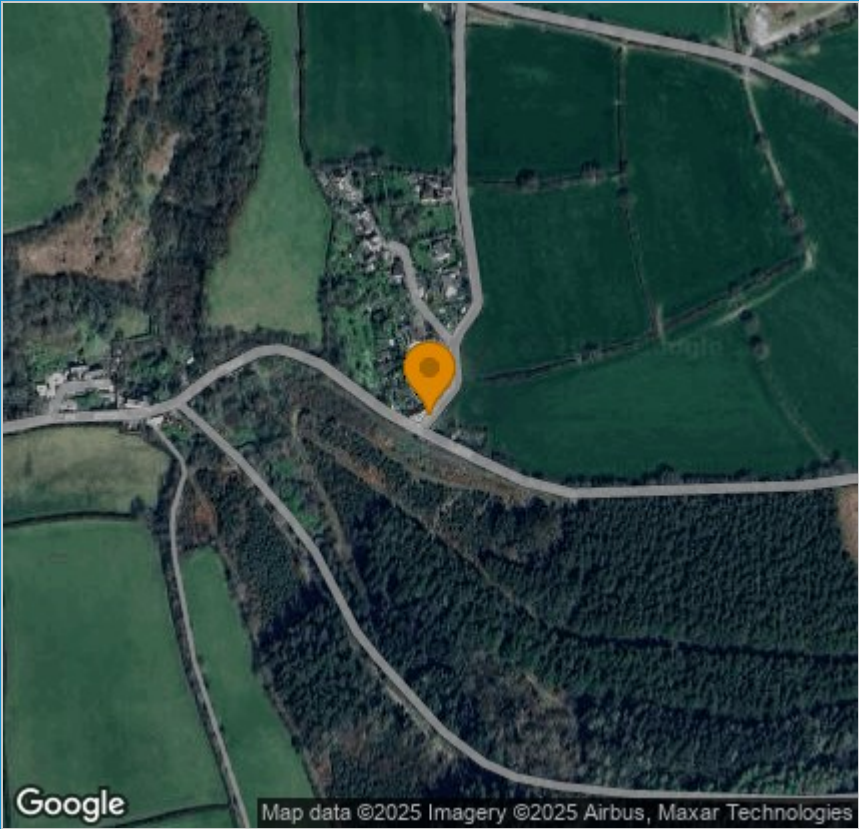
Viewing

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

