

## Stoke Climsland, Callington, PL17

Guide Price £799,950

5 4 2



A most attractive and impressive detached barn conversion offering flexible and versatile accommodation with an abundance of charm and character features throughout. This stylish family home sits on a generous plot with a detached annexe and garage making it perfect for guests, multi-generational living or holiday let opportunity.

Situated within the designated Area of Outstanding Natural Beauty (AONB), close to the sought after and thriving village of Stoke Climsland which is approximately 3 miles from Callington.



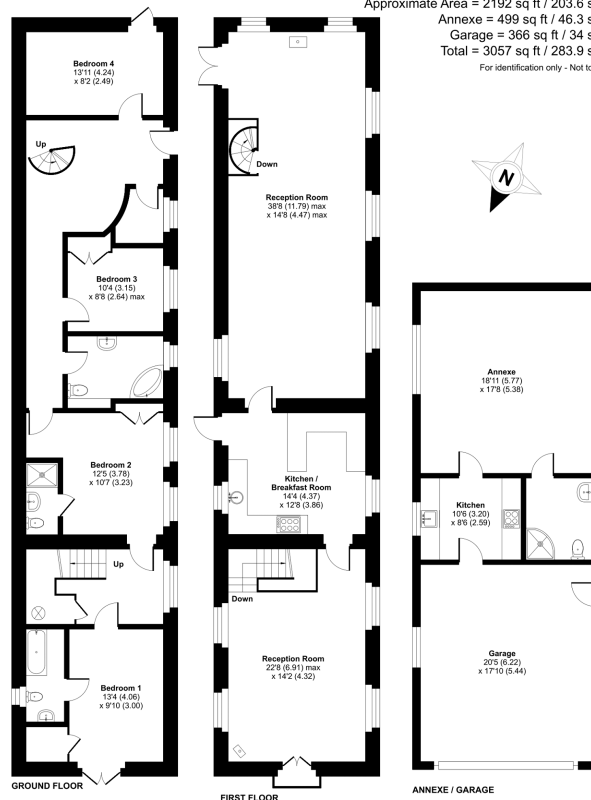
## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Detached Barn Conversion
- Detached Annexe
- 4 Bedrooms (2 Ensuited)
- Stunning Countryside Views
- Private Driveway
- Double Garage
- Triple Aspect Reception Rooms
- Kitchen/Breakfast Room
- Freehold

### Welltown Barn, Stoke Climsland, Callington, PL17

Approximate Area = 2192 sq ft / 203.6 sq m  
 Annexe = 499 sq ft / 46.3 sq m  
 Garage = 366 sq ft / 34 sq m  
 Total = 3057 sq ft / 283.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rictoccom 2024. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1107979.