

## Lower Methereil, Callington, PL17

Guide Price £420,000

4 2 1



A wonderful opportunity to purchase an extended four-bedroom detached family home within sought after village in the Tamar Valley. This beautiful home enjoys far-reaching countryside views and offers comfortable and practical accommodation for both entertaining and family life.

Situated within the village of Lower Methereil and approximately 3.7 miles away from Callington and 7 miles from Tavistock. Amenities within the area include a post office, primary school, pub, church, children's play park and a thriving village hall. Gunnislake train station is 2 miles away with regular trains to and from Plymouth. There are regular bus services to both Callington and Tavistock, where you can find a more comprehensive range of shopping and leisure facilities.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Four Bedrooms (1 Ensuite)
- Garage
- Open Plan Kitchen/Dining Room
- Reception Room With Wood Burning Stove
- Detached Family Home
- Private Driveway
- Generous-Sized Plot
- Countryside Views
- Freehold

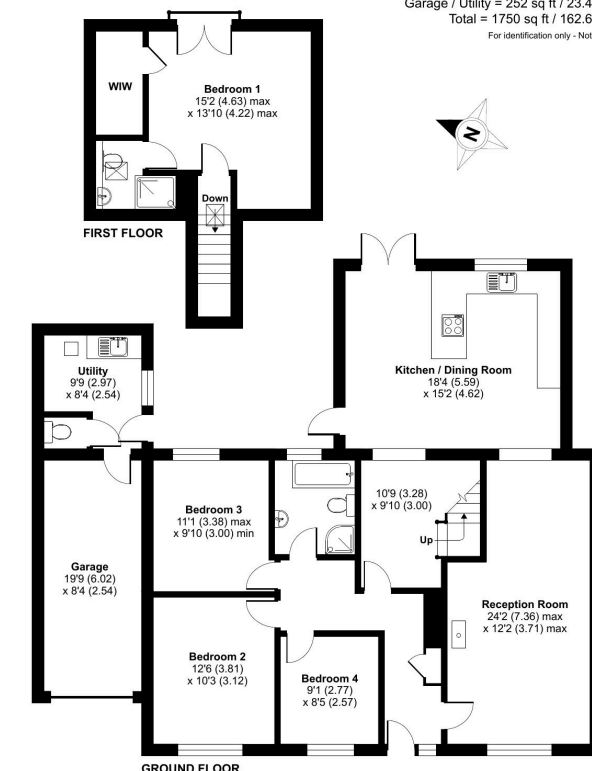
### Lower Metherell, Callington, PL17

Approximate Area = 1498 sq ft / 139.2 sq m

Garage / Utility = 252 sq ft / 23.4 sq m

Total = 1750 sq ft / 162.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Ben Estates TA Ben Langton Powered By exp. REF: 1243461