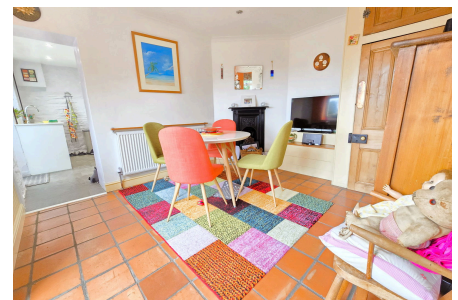


## 38 Callington Road

Guide Price £475,000

4 2 3



Conveniently positioned on Callington Road, this exceptional three-story detached period property offers versatile accommodation with stunning views across the Tamar. An inviting porch leads into a characterful entrance hall that sets the tone for this remarkable home. The hall flows seamlessly into an impressive dining room where large windows frame breathtaking views across the Tamar River - the perfect setting for both family meals and entertaining. The cosy sitting room features a beautiful period fireplace as its centerpiece, while a separate study provides a peaceful work space. The master bedroom on this level is particularly impressive, offering generous built-in storage and a spacious en-suite bathroom. A second double bedroom, currently utilized as a home office, demonstrates the property's flexibility.

## Key Features

- Freehold- Council Tax Band E - EPC D
- Four Well-Proportioned Bedrooms
- Kitchen & Breakfast Room
- Large Garden & Off - Road Parking
- No Onward Chain
- Detached Three Story Period Property
- Spacious Dining Room
- Two Bathrooms
- Stunning River Views
- Quote BH0675 To Book Your Viewing



Total area: approx. 203.5 sq. metres (2190.5 sq. feet)