

## Norris Green, Callington, PL17

Guide Price £475,000

4 2 2



A three-bedroom detached country home situated within a beautiful 0.25 acre plot. This stylish home sits on a generous plot with a detached annexe making it perfect for guests, multi-generational living or holiday let opportunity. The property benefits from a private driveway, stunning views over the Tamar Valley and no onward chain.

Situated within the village of Norris Green and just moments away from the neighbouring villages of Metherell, Harrowbarrow and St Anns Chapel. Amenities within the area include a post office, primary school, pubs, church, children's play park and a thriving village hall. Gunnislake train station is 1.5 miles away with regular trains to and from Plymouth.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Four Bedrooms
- Private Driveway
- Beautiful 0.25 Acre Plot
- Popular Village Location
- Detached Bungalow & Annexe
- No Onward Chain
- South Facing Garden & Patio
- Views Over The Tamar Valley
- Freehold

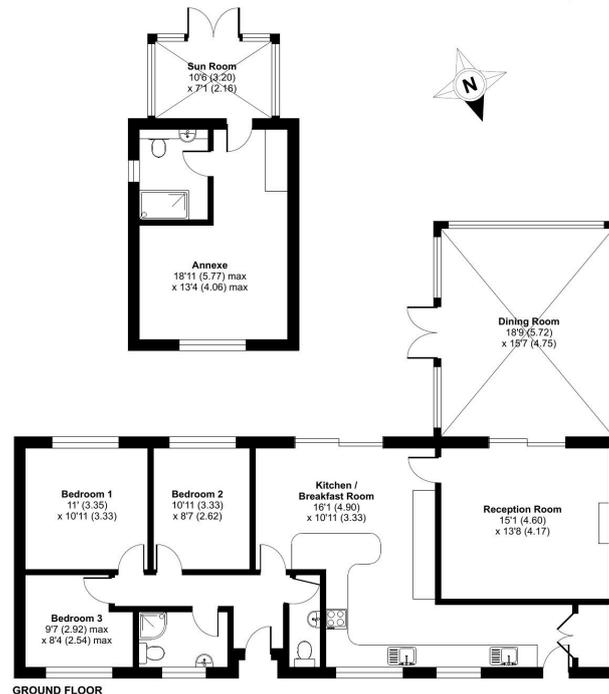
### Norris Green, Callington, PL17

Approximate Area = 1340 sq ft / 124.5 sq m

Annexe = 338 sq ft / 31.4 sq m

Total = 1678 sq ft / 155.9 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). © rchecom 2024. Produced for Ben Estates T/A Ben Langton Powered By exp. REF: 1196939