

## Hightrip Lane, Downgate, Callington, PL17

Guide Price £525,000

4 2 2



A spacious four-bedroom detached bungalow set within approximately 0.7 acres of gardens, enjoying far-reaching countryside views. This well-presented home offers generous accommodation, a private driveway with ample off-road parking, a double garage, and excellent scope for extension (subject to planning).

The property is situated in the peaceful hamlet of Lower Downgate, just 1.2 miles from the sought-after village of Stoke Climsland. The village provides a range of amenities, including a parish church, village hall, post office, primary school, and a sports and social club.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Four Bedrooms (1 Ensuite)
- 0.7 Acre Plot
- Well-Presented Throughout
- Potential To Extend (STPP)
- Detached Bungalow
- Spacious Accommodation
- Private Driveway & Double Garage
- Countryside Views
- Freehold

### Hightrip Lane, Downgate, Callington, PL17

Approximate Area = 1725 sq ft / 160.2 sq m

Garage = 366 sq ft / 34 sq m

Total = 2091 sq ft / 194.2 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: 1345630