



CALLINGTON

O.I.E.O. £500,000

Spacious Reverse Level Detached House with Countryside Views

 3 Bedrooms

 3 Bathrooms

 4 Reception Rooms

 EPC Rating: C (73)

  
MILLER  
TOWN & COUNTRY



- » Spacious Flexible Accommodation
- » Potential for Multigenerational Living
- » Extra Earning Potential
- » Reverse Level with Far Reaching Views
- » Easy Access to Callington, Liskeard & Plymouth
- » Double Garage, Multiple Parking
- » Rear Garden

## The Property

This deceptively spacious reverse level detached property situated on the outskirts of Callington, offers flexible accommodation throughout and plenty of potential for extra earning potential as a B&B or for multi-generational living subject to the necessary permissions.

The welcoming hallway invites you to follow the stairs up to the living accommodation on the first floor. The large living room boasts a huge round bay window taking advantage of the elevated views across the countryside from the front giving natural light throughout. The kitchen is adjacent to the dining room and could easily be knocked through to create a much larger open plan kitchen/diner, with the utility room remaining. There is a snug on this level that has double doors opening to a rear terrace with steps to the garden, that could be used as a study or extra bedroom. Along the landing is the main bedroom overlooking the rear garden with a modern ensuite and walk-in wardrobe.

Downstairs are two further double bedrooms, both with ensuites, and a spacious games room, which could be used as a second sitting room or playroom. The double garage is also accessible from inside, with a separate workshop space that could be incorporated into the main house.



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Hallway

Bedroom 2 12'00" x 12'09" into bay

Ensuite 7'11" x 6'01"

Bedroom 3 9'08" x 10'02"

Ensuite 6'01" x 7'11"

Games Room 15'04" x 19'11"

WC 3'05" x 5'09"

Garage 21'05" x 20'03"

Workroom 5'10" x 10'11"

### First Floor

Landing

Kitchen 10'07" x 18'10"

Utility Room 5'03" x 10'07"

Dining Room 17'05" x 11'01"

Snug/Bedroom 4 11'00" x 15'04"

Principal Bedroom 15'05" x 11'00"

Ensuite 5'10" x 7'06"

WC 2'11" x 5'10"

Living Room 16'08" x 23'09"

### Outside

Outside, there is parking for multiple vehicles on the driveway, and access around either side to a garden that is mostly laid to lawn, with patio seating areas and space for spa pool, all surrounding by fenced boundaries.

**Services:** Mains electricity, gas, drainage, water. Photovoltaics and battery storage.

**Council Tax Band:** F

**Tenure:** Freehold



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**VIEWING:**

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