



Alsa Deane





# Alsa Deane

Holmbush, Callington, PL17 8HF

Callington 1.8 miles - Tavistock 9.5 miles - Launceston 10.3 miles

A well presented and charming detached property set in wonderful grounds with delightful views over it's own land and the countryside.

- No Onward Chain
- 3 Bedrooms
- Kitchen
- Beautiful Gardens
- Freehold
- Rural Yet Accessible Location
- 2 Reception Rooms
- Home Office / Studio
- Approximately 2.00 Acres
- Council Tax Band: D

## Guide Price £600,000

### SITUATION

The property occupies a delightful rural position within the hamlet of Holmbush, located between the village of Downgate and the town of Callington. Callington is 1.8 miles to the south and provides a range of shopping facilities, supermarkets, schooling to A-level standard, doctors, dentists and veterinary surgery. The historic moorland town of Tavistock is 9.5 miles to the east and offers similar facilities with the addition of its Pannier market, theatre, cinema, swimming pool and leisure centre and renowned Kelly College public school. The former market town of Launceston is 10.3 miles to the north giving access to the A30 trunk road which links the cathedral cities of Truro and Exeter.

### DESCRIPTION

A delightful three bedroom detached property which is believed to date back to the 19th century and of stone construction with a slate roof. The property was sympathetically extended in the late 1970's to form an idyllic family home and fully renovated and decorated in 2023/24 to include complete re-wiring.

The property enjoys most pleasant views over the neighbouring countryside and over its own grounds, which extend to approximately 2 acres in all.





## ACCOMMODATION

The front door enters into an entrance porch, which in turn leads into the dining room with an impressive stone fireplace, housing a wood burning stove, an aspect to the front of the property, stairs rising to the first floor and a door through to the kitchen.

The kitchen/breakfast room offers a recently installed kitchen which comprises; a range of wall mounted cupboards, base units and drawers, space for a fridge freezer, inset sink, space for a cooker with an extractor hood over and a door to the rear of the property.

A rear hall is accessed via the kitchen and leads to the ground floor shower room and a ground floor double bedroom which enjoys double doors leading out to the front garden. The inner hall also has a door to the rear, close to the utility/boiler room which is accessed from the outside and provides space for appliances.

The first floor offers a spacious sitting room with a stone fireplace and stunning views over the adjoining countryside and the grounds. There are two further bedrooms on the first floor and a family bathroom with a bath, WC and a wash hand basin.

## OUTSIDE

The property is approached by its own drive which provides a substantial parking area for multiple vehicles.

The mature gardens wrap around the property and host a variety of established trees, shrubs and flowers. The gardens are predominantly laid to lawn and at the top of the garden you will find a detached home office/studio with power, light and a useful store room. This is an excellent space for those looking to work from home or seeking an art studio/hobby space.

To the south of the garden there is a gently sloping pasture paddock with an open block constructed field shelter and a further small outbuilding. In all the property extends to approximately 2.00 acres.

## SERVICES

Mains electricity and water, private drainage via a septic tank (recently installed 2023/24). Oil fired central heating and wood burning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

## DIRECTIONS

From the A388 in Kelly Bray, turn onto Station Road (signposted to Tavistock), continue for approximately 0.5 miles and then turn left onto Holmbush Hill (signposted Downgate), continue for a further 0.2 miles and the property will be found on your right.

What3words.com: [///workroom.spend.crib](https://www.what3words.com/#!/workroom.spend.crib)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Kensey House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999

