



Sunnyside



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Luckett, Callington, PL17 8NJ

Stoke Climsland 2.5 miles - Callington 4.6 miles - Launceston 10 miles

A well presented and charming detached property set in wonderful grounds with far reaching countryside views.

- Popular Village Location
- Stunning Rural Views
- 3 Bedrooms
- 3 Reception Rooms
- Beautiful Gardens
- Range of Outbuildings
- Off Road Parking
- Approximately 1.34 Acres
- Freehold
- Council Tax Band: C

Guide Price £550,000

SITUATION

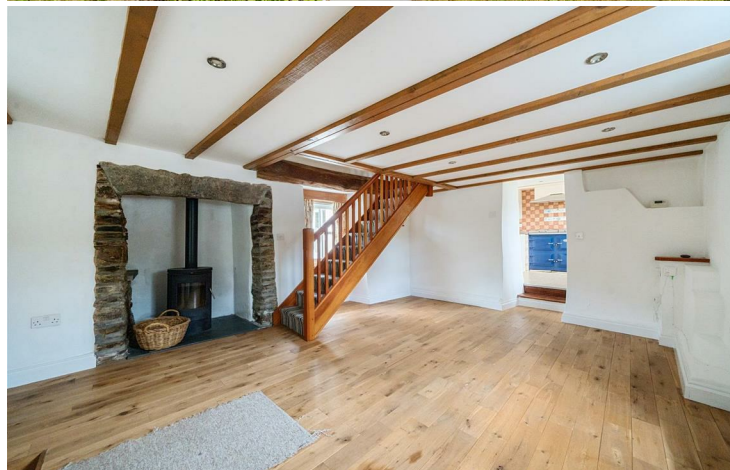
The property is in the delightful village of Luckett with its thriving community spirit. Surrounding the property are wonderful walks through the Tamar Valley to the River Tamar. The property is approximately 2 miles from the self contained village of Stoke Climsland, with its excellent primary school and post office / general stores catering for day to day needs, social club/village hall, Duchy Agricultural College and places of worship. Further shopping facilities and supermarkets can be found in the town of Callington 4 miles away with schooling to A-level standard, doctors, dentists and veterinary surgery. The historic moorland town of Tavistock is 9 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 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 with double glazed wooden windows, was originally a small stone cottage that has been tastefully extended by the current owners over number of years to form a truly special and individual country residence. The property sits within this popular village with striking views across the valley and surrounding countryside.

ACCOMMODATION

The front door leads into the entrance porch which in turn leads into the charming dining room which benefits from a window seat, a fireplace housing a woodburning stove and stairs rising to the first floor.



A couple of steps and an opening lead to the kitchen, which offers a range of wall mounted units, base units and drawers, an Everhot range cooker with an extractor hood over, an inset stainless steel sink and drainer, integrated slimline dishwasher and a doorway through to the utility room with further cupboards, a door to the rear and space for a fridge freezer and washing machine.

The garden room offers a most impressive living space with its high ceiling, Velux windows and floor to ceiling windows to the front and rear, both with double doors leading out to a patio to the north and south of the property. A door from the garden room leads into the sitting room which again benefits from double doors out to the patio and has the a secondary staircase which leads to the first floor with useful under stairs storage below. Both reception rooms have engineered oak flooring.

The principal bedroom is an excellent size and enjoys a large window with an aspect across the valley showcasing the properties position. A door opens out to the rear garden and terrace area providing an excellent space for ones morning coffee and an additional access to the garden. Bedroom 1 also benefits from an ensuite bathroom with a bath with a shower over, WC, wash hand basin and a heated towel rail.

The further bedrooms and bathroom are accessed by the first staircase in the original part of the cottage, providing a landing, 2 double bedrooms and a further bathroom comprising a bath with a shower over, WC, wash hand basin and a heated towel rail.

OUTSIDE

The property is approached by a lane which leads to the property's own drive with a substantial parking area for multiple vehicles with the solar panels for the property located next to the drive. There is a substantial landscaped lawned garden which offers a large amount of space to enjoy and houses a range of flowerbeds, pathways and multiple patio terrace areas which capture the sunlight at different times of the day.

At the top of the garden there is a large timber outbuilding housing a tack room and two stables with concrete flooring, the building also benefits from water and power being connected. There are two further sheds, a small store and an unglazed greenhouse.

The property has two gently sloping paddocks and in all extends to approximately 1.34 acres.

SERVICES

Mains electricity and water. Air source heat pump supplying the underfloor heating throughout the downstairs and upstairs with the addition of a wood burning stove. Private drainage via a cesspit. Broadband available: Ultrafast, Superfast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

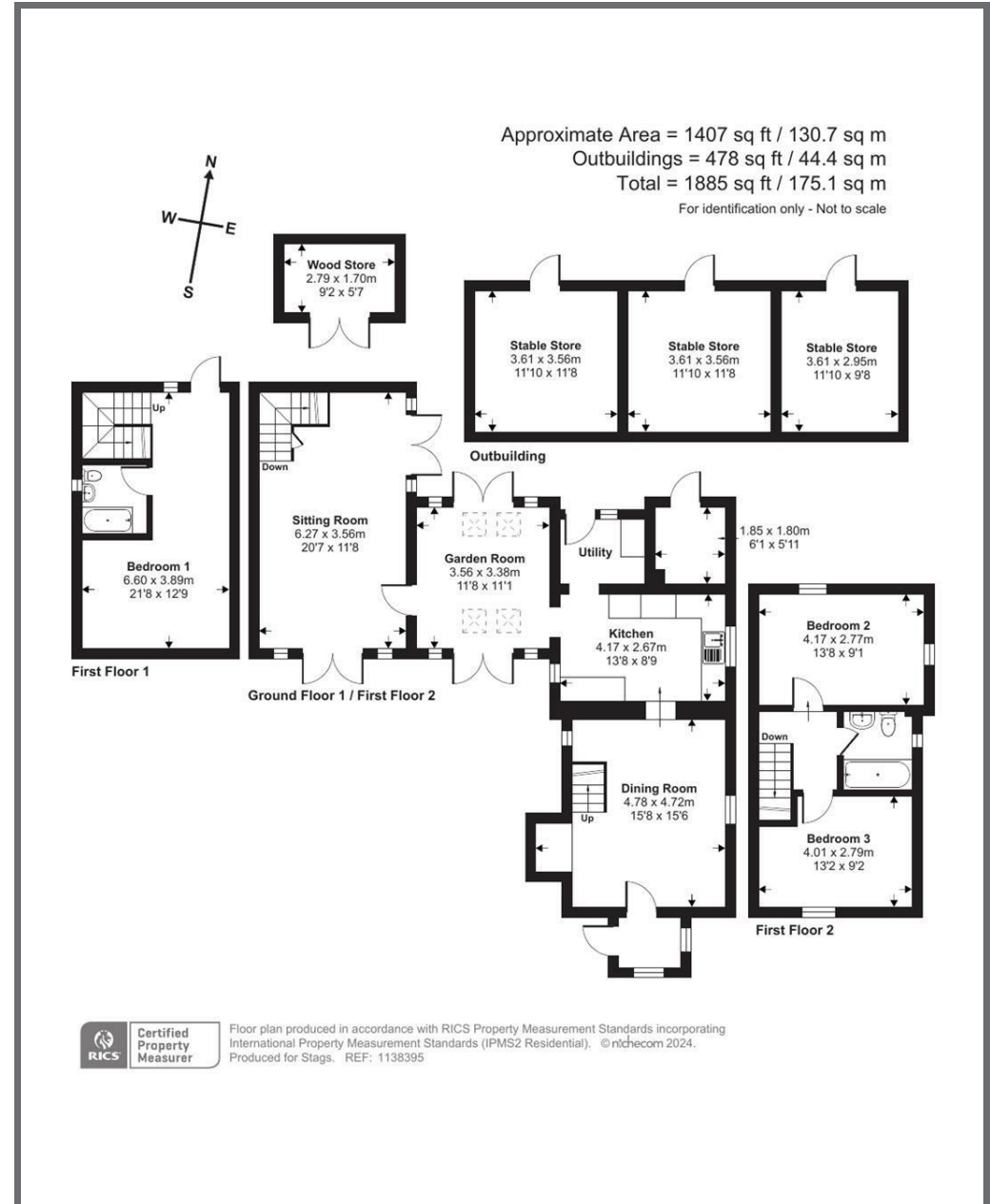
From Callington take the A388 towards Kelly Bray. At Kelly Bray just before the Swingle Tree public house, take the right hand turning onto the B3257. Continue along this road passing the left hand turnings to Downgate and take the next left hand turning signposted Luckett. Follow the road into the village and take the second right hand turning, the property can then be found on the left had side in approximately 250ft.

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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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales	EU Directive 2002/91/EC