

D. R. Kivell
COUNTRY PROPERTY

Kit Hill House
Kelly Bray, Cornwall





Kit Hill House, Clitters, Kelly Bray, Callington, Cornwall PL17 8HP

Callington 2.8 miles · **Launceston** 11 miles · **Tavistock** 11 miles
Plymouth 17 miles · **Exeter** 50 miles

 4 Bedrooms  4 Reception Rooms  2.87 Acres  EPC C69

Characterful and very well presented 4 bedroom, 4 reception room country house set in landscaped gardens with stunning views over the Tamar Valley. Workshop / Garage and 2.87 acre paddock. No Onward Chain.

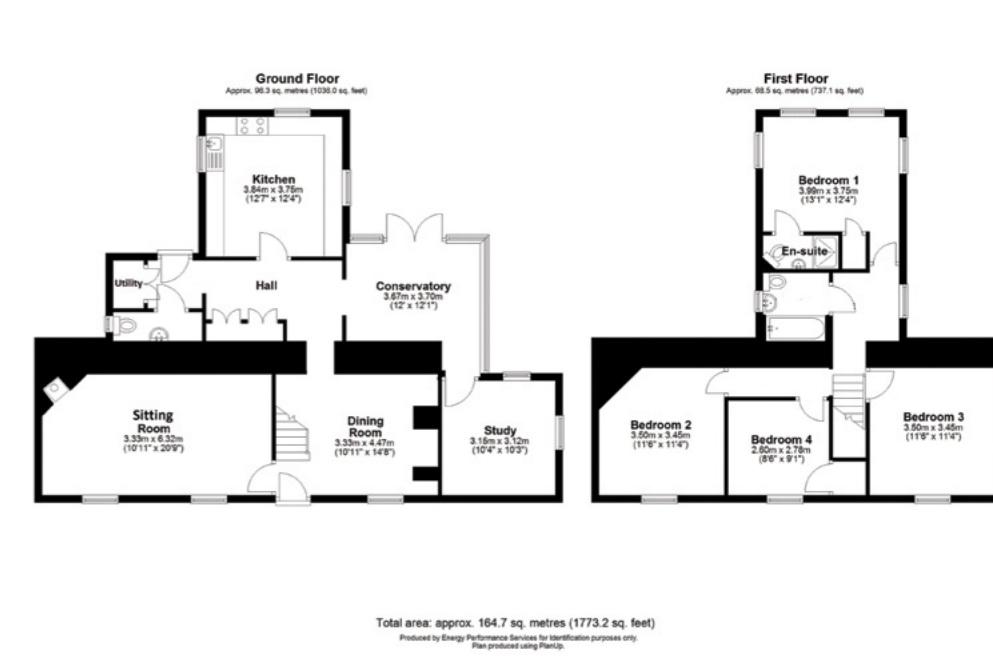
Kit Hill House is a very well presented and welcoming family country house situated in an elevated position on the gentle slopes of Kit Hill, an area of outstanding natural beauty with far reaching panoramic views over the Tamar Valley and Dartmoor in the distance.

Callington 3 miles to the south west offers day to day facilities with a doctors, primary and secondary schools and a Tesco supermarket. Tavistock 11 miles to the East and Launceston 11 miles to North offer a wider range of shops and further education, private schooling and recreation facilities. Plymouth 17 miles to the South East and Exeter 50 miles to the North East where there is a comprehensive range of shopping & leisure facilities, grammar schools and main line rail stations.

The well-presented accommodation briefly comprises; Entrance Hall; Utility cupboard; space and plumbing for washing machine and tumble drier, Cloakroom; w/c and wash handbasin,. Inner Hall; built in cupboards. Kitchen; A triple aspect room with far reaching countryside views, fitted wall and base units, granite effect roll top work surfaces, Stoves gas range cooker with extractor hood, space for American Style Fridge / Freezer, dishwasher.

Conservatory; dual aspect with far reaching views, dwarf walls, hardwood double glazed windows and roof, French doors lead to timber decking. Study; a dual aspect room, Dining Room; feature stone fireplace, door to the garden, stairs to first floor. Sitting Room; Inset fireplace, woodburning stove on a slate hearth, two window overlooking the garden.

On the First Floor; Master bedroom; a triple aspect room with far reaching views to Dartmoor, En Suite; shower, w/c and wash hand basin. Three further double bedrooms with views over the rear garden, Family Bathroom; bath with shower over, wash hand basin and w/c.



Gardens

From the parish road the property is approached through a wooden gated entrance onto a tarmac drive flanked by stone walling lined with conifers and then onto a gravel drive leading to a large parking area and garages. A pedestrian gate leads to the front enclosed lawned garden with flowerbed borders stocked with a variety of flower shrubs and trees. The timber decking area, ideal for alfresco dining and entertaining whilst enjoying the far-reaching panoramic views across the Tamar Valley, surrounding countryside to the rolling hills of Dartmoor beyond.

Building

Double Garage: 6.36m x 6.03m (20'8" x 19'7")

Adjoining **Utility Room/Workshop:** 2.10m x 6.13m (6'8" x 20'1")

With potential for conversion / stables & tack room.

The Land

From the parking area a gate leads directly to the land which extends to approximately 2.87 acres in two enclosures of gently sloping land within traditional Cornish hedging, stone walls and post and rail fencing and stock proof fencing. Field Shelter: 5.20m x 3.40m (17' x 11'1) From the land there are spectacular far-reaching countryside views.

Services

Water: Mains

Electricity: Mains

Gas: Mains

Heating: Gas fired central heating & Woodburning Stoves

Drainage: Private Septic tank

Telephone & Broadband: Openreach Connection

Council Tax Band: E

EPC: C69

Local Authority

Cornwall Country Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3A

0300 1234100

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property 01822 810810. All viewings are to be accompanied without exception. Walking the land unaccompanied is strictly forbidden, as livestock is present.

Directions

From the A30 at Launceston proceed on the A388 towards Plymouth. Continue for approximately 8 miles and when entering Kelly Bray take the left hand turn onto Station Road on the B3257 toward Tavistock. Proceed for approximately 1 mile where the inclined entrance driveway to Kit Hill House will be found on your right hand side, opposite the layby.

What3words Location Finder

shades.commuted.otters

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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