





A deceptively spacious and beautifully appointed 4 bedroom detached property set in a generous plot which includes gardens, a range of off-road parking and two garages/workshops, one of which is 10 metres in width offering great potential for a variety of uses.

The property has been extensively remodelled and extended by the current vendors with flexible accommodation with one of the four bedrooms on the ground floor with a stylish bathroom adjoining which may suit buyers looking for an accessible ground floor bedroom for a dependant relative for example. There are three bedrooms on the first floor alongside a shower room with the rear bedrooms taking full advantage of the panoramic views.

The ground floor accommodation also includes a spacious hallway with a useful utilities cupboard which is open to an inner hallway which in turn opens into the open-plan kitchen and family/dining room. This impressive open-plan room is triple aspect with a rear window featuring a great view across the garden towards Kit Hill and the surrounding countryside alongside patio doors to the side. There is a generous open dual aspect living room with a woodburner and great far reaching views at the rear.

The property is accessed via double wooden gates leading to an open tarmacked driveway which leads around the side of the property to the rear where there is ample off-road parking and a turning space. There is an enclosed lawned garden at the front of the property with a further lawned area at the rear alongside a rockery, sunken entertaining area and a raised decking which enjoys the great views. There are the two garages at the rear, with the original garage alongside the newer garage which has a metal roller door and is an extensive open garage and workshop which could potentially be used as a home works room or studio with a mezzanine storage area.



Situation

Kelly Bray is on the outskirts of Callington Town, amenities include public house, bus stop, post office and general store, more comprehensively amenities can be found in Callington. Callington town is located on the A388 between Saltash and Launceston and served with local amenities ranging from shops, public houses, places of worship. Callington has a bus link to Plymouth where there is a mainline railway station.

Directions

The postal code for the property is PL17 8RA. What Three Words 'dazzling.breeze.inflct' will take you to the property. As you drive along Stoke Road, the property can be seen on your right hand side just after Stoke Terrace.



Hallway With Utility Cupboard

Hallway With Stairs

10'2" x 9'9" (3.10m x 2.99m)

Kitchen / Family Room

24'2" x 11'8" (7.37m x 3.56m)

Bedroom 3 / Home Office

12'2" x 9'11" (3.71m x 3.03m)

Bathroom

8'2" x 6'3" (2.51m x 1.91m)

2.51m x 1.91m MAX

Shower Area - Walk in Shower 1.45m x 0.75m

Living Room

19'11" x 10'7" (6.09m x 3.23m)

First Floor

Open Landing

Bedroom 1

15'5" x 11'1" (4.70m x 3.40m)

Built-in storage to eaves.

Shower Room

8'0" x 6'4" (2.45m x 1.94m)

Bedroom 2

13'5" x 8'1" (4.11m x 2.47m)

Bedroom 4

9'11" x 8'2" (3.04m x 2.49m)

Services

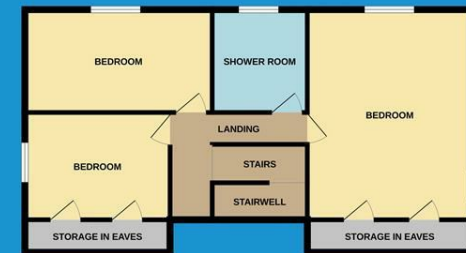
Mains Electricity, Gas, Water & Drainage.

Council Tax Band D

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Kelly Bray | Callington



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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.