



Higher Downgate | Cornwall



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A beautifully presented 2 bedroom detached bungalow situated in a peaceful village setting with a great plot which includes ample driveway parking at the side and a garage with additional works/hobbies room and an enclosed garden at the rear. The property has been lovingly updated by the current owners and features light and airy living accommodation and lovely views into the garden.

The property features an entrance hallway which has wood panelled walls to dado height with attractive patterned wallpaper. A door leads into the second bedroom which is at the front of the property. A door from the hall then leads into the spacious dual aspect living room which overlooks the rear garden and features a woodburner. From here there is a door into the well appointed kitchen which is open-plan to the stunning garden room which has windows to all three sides as well as a feature lantern ceiling window and a door to the side garden.

To the other side of the bungalow is the main bedroom which is a spacious double room and a well appointed shower room. There is a well planted garden at the front with a pathway to the front door. At the side there is a gravelled driveway providing off-road parking leading to the garage which includes a hobbies room with a door into the rear garden and a gardeners W/C. Gated access leads to the rear garden which is beautifully landscaped and features a raised patio and a decked area to the side of the garage.



### Situation

The location of the property provides a rural lifestyle yet good access to the facilities in the nearby town of Callington and there is a village store in the popular nearby village of Stoke Climsland. Downgate is a sought after and attractive village in East Cornwall and offers a pleasant rural lifestyle with numerous country walks through the lanes and local woodland. The neighbouring village of Stoke Climsland offers a Primary School, Village Store and Social Club. The nearest town is Callington where there are supermarkets and a Secondary School and many people in the area commute to the City of Plymouth.

### Directions

The postal code for the property is PL17 8HL. As you drive down Downgate hill into the village, take the first left hand turning, follow the lane and the property will be found on the right hand side.

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**Hallway**

**Living Room**  
19'5" x 10'9" (5.93m x 3.29m)

**Kitchen**  
10'9" x 10'7" (3.29m x 3.23m)

**Sun Room**  
12'7" x 9'2" (3.86m x 2.80m)

**Shower Room**  
6'6" x 5'8" (2.00m x 1.73m)

**Bedroom 1**  
11'5" x 10'0" (3.50m x 3.05m)

**Bedroom 2**  
9'10" x 8'9" (3.01m x 2.68m)

**Garage**  
15'1" x 13'2" (4.61m x 4.03m)

**Garden Room**  
12'8" x 8'6" (3.87m x 2.61m)

**Gardeners W/C**  
12'8" x 5'10" (3.88m x 1.78m)

**Services**

Mains Electricity & Water.  
LPG Gas Central Heating.  
Private Drainage.  
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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.

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