





This deceptively spacious & beautifully presented four double bedroom bungalow is set in a large plot of just over half an acre. The garden is landscaped and full of mature trees, shrubs and perennial plants. It has a fish pond & separate wildlife pond and has a borehole which is solely used for the garden and ponds.

The property offers seclusion and privacy especially in the extensive back garden & has a studio with light, power and a sink using the borehole water, an ideal spot for painting or even a home office. There is also a potting shed and large tandem garage. The property had a large extension in 2021, adding two rooms and two bath/shower rooms which take full advantage of the views overlooking the garden.

The property itself features four double bedrooms, large kitchen/dining room, utility and boot room with its own 'doggie shower', spacious living room featuring a wood burner and a front facing picture window overlooking the beautiful front garden. Doors from this impressive reception room lead to a useful study. The large kitchen/dining room is spacious with a wide range of wall & base units with granite work surfaces and fitted Cata linear glass hob with feature curved extractor above, eye level double oven and grill, Beaumatic microwave, Schöck preformed one and a half bowl sink unit with extending tap. The units have many concealed features including 'pull out' larder units, extending corner carousel units, deep pan drawers, compartmentalised dry food drawers and slide out wine rack. From the kitchen there is a door through to the utility room which leads into the boot room which has its own dedicated 'doggie shower'. This is conveniently placed by the back door.

The property is approached via a short country lane which leads into a gravelled parking area. There are two drives, one leading to the front door with gated access to the garden & on the righthand side, a driveway leading to gated access to further parking and the garage.



- Versatile four bedroom detached bungalow
- Kitchen/Dining Room
- Utility Room/Boot Room
- Spacious Lounge
- Study
- Spacious Hallway
- South Easterly aspect landscaped and mature gardens of just over half an acre
- Ample parking
- Tandem Garage with power and light

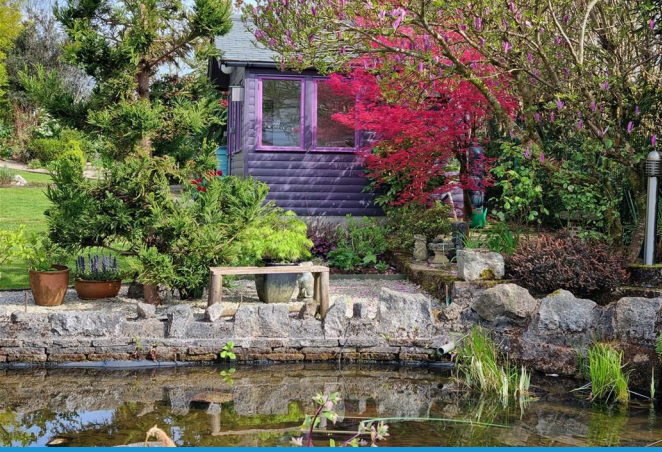
### Situation

Bray Shop is a pretty and peaceful village conveniently located between Callington and Launceston with easy access to the A388 and B3257. There is a primary school located in the neighbouring village of Coeds Green and further facilities including supermarkets, dentists, hairdressers, Post Office in nearby Callington. Launceston also offers a wealth of various shops and services. There is good access to the City of Plymouth and easy access to the A30 which connects to the rest of Cornwall and into Devon. Bray Shop has a good community spirit with events throughout the year.

### Directions

The postcode for the property is PL17 8QD which can be found two hundred yards down Trefinnick Road on the lefthand side. What Three Words for the property is 'grain.cutlets.shame' which takes you directly to the property.





**Entrance Hallway**

**Bedroom 1**  
 16'11" x 8'0" (5.16m x 2.46m)  
 Fitted Corner Wardrobe

**Living Room**  
 17'5" x 16'11" (5.32m x 5.18m)

**Study**  
 10'4" x 7'6" (3.15m x 2.30m)

**Kitchen/Dining Room**  
 19'5" x 11'4" extending to 12'2" (5.94m x 3.47m  
 extending to 3.73m)

**Leading to Utility Room**  
 10'6" x 7'6" (3.22m x 2.30m)

**Boot Room**  
 9'4" x 7'7" (2.85m x 2.32m)

**Bedroom 2**  
 13'0" x 10'6" (3.98m x 3.21m)  
 Including Fitted Wardrobes

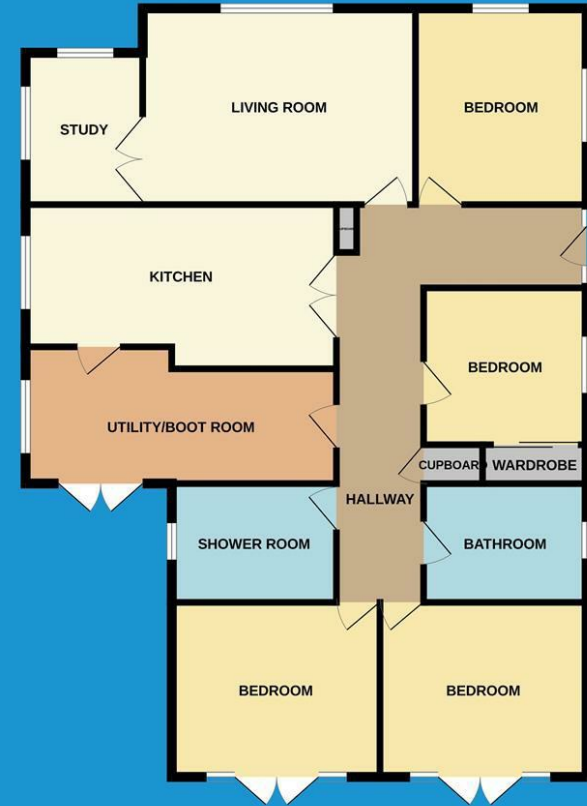
**Bathroom**  
 10'1" x 5'8" (3.08m x 1.74m)

**Shower Room**  
 7'9" x 5'8" (2.38m x 1.73m)

**Bedroom 3**  
 13'6" x 10'6" (4.14m x 3.22m)

**Bedroom 4/Snug**  
 11'6" x 10'5" (3.51m x 3.20m)

**Services**  
 Mains Water and Electricity  
 Private Drainage via Septic Tank  
 Oil Central Heating via Combi Boiler  
 Council Tax Band D.



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>		<b>77</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Town • Country • Coast



# Trefinnick Road | Bray Shop | Callington



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