





A three bedroom detached character property offering flexible accommodation situated in a peaceful rural setting featuring wonderful gardens alongside a double garage with a useful hobbies room/office above. The property features a wealth of character features including beamed ceilings and a feature fireplace with a wood burner in the living room.

The gardens are a real feature of the property and offer seclusion and privacy with a generous and enclosed garden at the rear with a natural tree lined border and an orchard alongside a vegetable patch and outhouse. There are further gardens to the front where there is the brick paved driveway with parking for numerous vehicles alongside the double garage and a car port. There is a raised decked area with a door into the bedroom. There are gardens at the side which include a covered patio area, a lawn area and the garden has a meandering stream which adds to the sense of peace and country living.

The accommodation also includes a ground floor bedroom with adjoining shower room which would work well for buyers looking for a layout which would allow for an ground floor annex. The property is double glazed with oil fired central heating. The current owners have tastefully updated the property with stylish decor, most notable in the living room and the two bedrooms on the first floor of the main house with a feature claw foot bath adding some luxury in the main bedroom.

St Dominick is a pretty East Cornwall village with a wealth of amenities including a well renowned public house and a primary school. The village offers good access to the nearest town in Callington where there is a secondary school, supermarkets and a range of other amenities in the town centre. The village also offers good access to the City of Plymouth alongside the Tamar River where there are stunning views and the National Trust attractive of Cotehele House with its stunning gardens and Mill set down by the river.



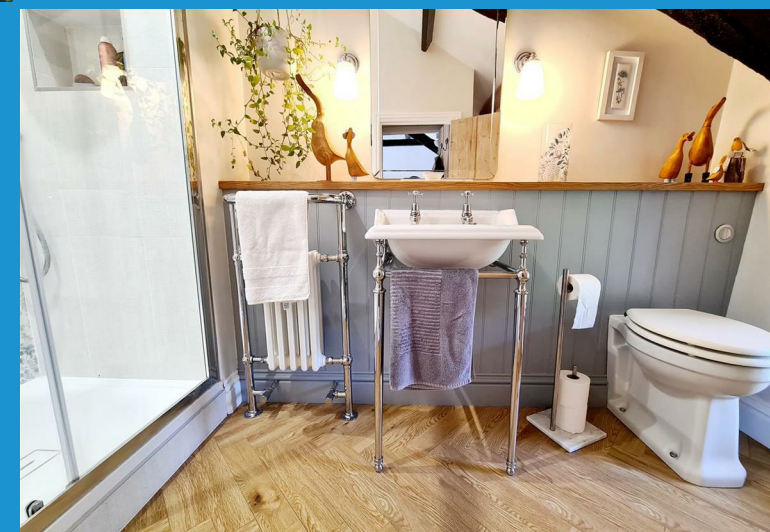
- Three Bedrooms
- Detached Character Property
- Peaceful Rural Setting
- Large Private Garden
- Garage and Car Port
- Beamed Ceilings Throughout the Property
- Fireplace with a Wood Burner
- Office/Hobbies Room
- Large Conservatory

Situation

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Directions

The postal code for the property is PL12 6TB and the postal code takes you directly to the property.





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Entrance Porch

Living Room
20'2" x 15'8" (6.15m x 4.78m)

Butter Well
8'11" x 7'1" (2.72m x 2.16m)

Kitchen / Breakfast Room
26'6" x 9'10" (8.08m x 3.00m)

Conservatory
14'7" max x 12'11" (4.47m max x 3.94m)

Utility Room
14'7" x 9'1" (4.45m x 2.77m)

Inner Hallway

Shower Room
7'8" x 5'8" (2.36m x 1.73m)

Bedroom 1
12'9" x 8'11" (3.91m x 2.72m)

First Floor Landing

Bedroom 2
5.2m x 3.3m

Bedroom 3
12'7" x 10'2" (3.86m x 3.12m)

Bathroom
9'4" x 5'1" (2.87m x 1.55m)

Garage
16'0" x 9'4" (4.90m x 2.87m)

Office / Hobbies Room
22'4" x 14'4" (6.81m x 4.39m)
Into Eaves

Shower Room
10'5" x 3'10" (3.18m x 1.17m)
Into Eaves

Services
Mains Electricity & Water. Private Drainage
Oil Fired Central Heating. - New oil boiler less than 12 months old.
Council Tax Band E.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



St. Dominick | Saltash



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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.