



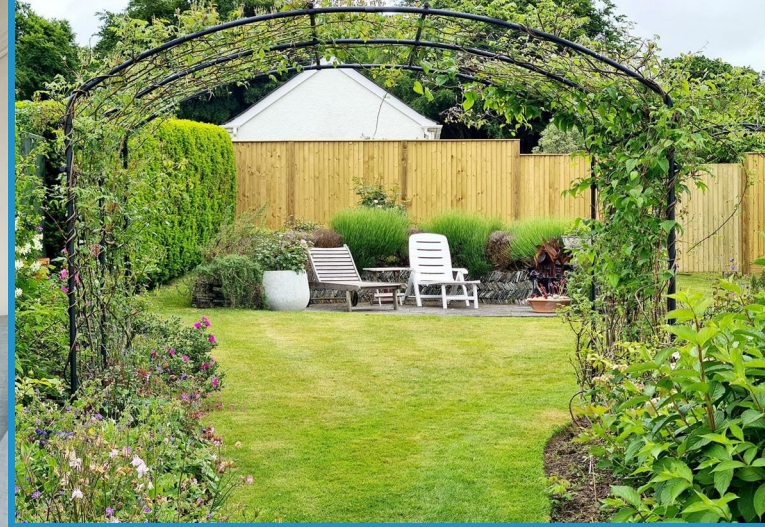


An attractive and beautifully presented 4 bedroom detached family property set in a generous plot which includes gardens, parking, two garages alongside a workshop and store room. This light and airy property offers 3 reception rooms and wonderful views at the front with a spacious master suite which comprises of a double bedroom, dressing room and en-suite.

The property is approached via an impressive driveway entrance from Launceston Road, which leads up to the side of the house and around to the rear. Here there is spacious parking, a turning area, and a detached building that houses two single garages alongside the store room and workshop. Access to the property is at the front via steps with pillared urns and a front door leading into a spacious hallway. To the right there is a generous living room with a bay window featuring a lovely outlook over the garden and countryside beyond alongside a feature fireplace. To the other side of the hall is a dining room in a similar vein with bay window and fireplace. A door leads into the well appointed kitchen with a rear facing window overlooking the rear garden.

At the side there is a useful utility room and downstairs shower room. The main hallway runs from the front door to the back door and provides access to the third reception room which is a sitting room with doors at the rear. At the rear of the property the hallway widens and leads into a porch with a door into a WC. On the first floor there are 4 generous double bedrooms with the front bedrooms enjoying a lovely outlook and the master bedroom offering the dressing room with a well appointed en-suite. There is an expansive landing and well presented family bathroom.

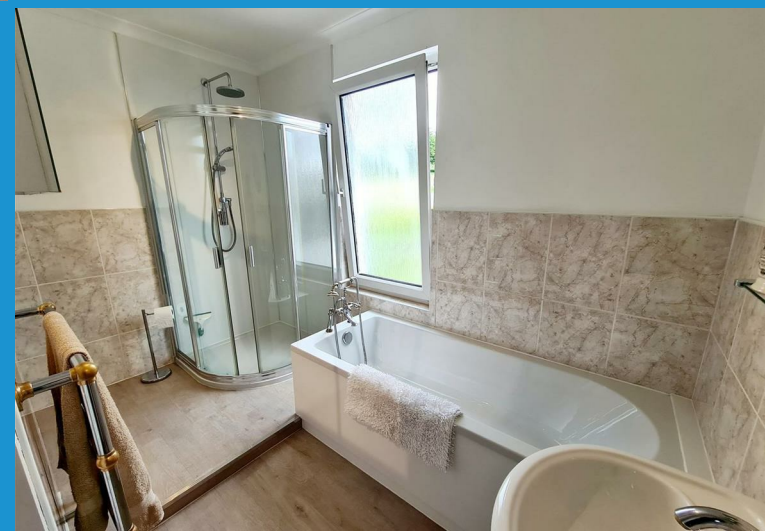
The gardens are well stocked with a wide range of plants and shrubbery and a generous lawned garden at the front and a further lawned garden at the rear.



- 4 Bedroom Detached Family Property
- Generous Gardens
- Workshop and Store Room
- Plus 2 Garage's and Ample Parking
- Wonderful Views
- Edge of Callington Town, Convenient Access To Saltash/Plymouth

Situation

A hotbed of history, Callington is located in the heart of some fine Cornish landscape. The town is situated in East Cornwall between Dartmoor to the East and Bodmin Moor to the West. Ideally situated at the intersection of the South-North A388 Saltash to Launceston Road and the East-West A390 Tavistock to Liskeard road the area offers great access. The town itself boasts individual and chain shopping outlets including Tesco superstore. The town is surrounded by local villages and hamlets with a variety of primary schools feeding into the highly regarded Callington Community College. Access-Road - The A30 from Launceston and the A38 from Plymouth provide easy access to Exeter and the M5. Rail - Regular intercity services operate from Exeter and Plymouth to London. Sea - Ferry services operate from Plymouth to northern France and northern Spain. Air - Exeter International Airport provides flights to the Isles of Scilly, Channel Islands, Ireland, Scotland and a number of continental destinations. Bristol International Airport offers flights to numerous European destinations. Newquay Airport offers flights to numerous destinations including London Gatwick. Penzance Airport provides flights to the Isles of Scilly.





Entrance Hallway

Living Room

14'1" max x 16'7" into bay (4.30m max x 5.08m into bay)

Dining Room

14'0" max x 16'7" into bay (4.28m max x 5.08m into bay)

Kitchen

13'2" x 12'8" (4.02m x 3.87m)

Utility Room

9'1" x 7'5" (2.77m x 2.27m)

Shower Room

7'6" x 2'11" (2.29m x 0.90m)

Sitting Room

14'1" narrowing to 12'5" x 12'9" (4.30m narrowing to 3.80m x 3.91m)

Rear Hallway

Porch

WC

4'9" x 4'3" (1.47m x 1.32m)

First Floor

Bedroom 1

13'3" x 12'10" (4.04m x 3.93m)

Dressing Room

7'9" x 6'6" (2.37m x 1.99m)

En-suite

7'6" x 6'4" (2.31m x 1.95m)

Bedroom 2

13'1" x 13'1" (4.00m x 4.00m)

Bedroom 3

13'0" x 12'10" (3.98m x 3.93m)

Bedroom 4

9'11" narrowing to 9'2" x 12'11" (3.03m narrowing to 2.80m x 3.94m)

Bathroom

10'5" x 8'2" narrowing to 5'10" (3.19m x 2.50m narrowing to 1.78m)
With airing cupboard.

Garage 1

16'1" x 10'1" (4.91m x 3.08m)

Garage 2

16'0" x 13'1" (4.89m x 4.00m)

Workshop

16'1" x 7'7" (4.91m x 2.32m)

Store Room

16'2" x 12'9" (4.93m x 3.91m)

Services

Mains Electricity, Gas, Water and Drainage.
Mains Gas Central Heating.
Council Tax Band F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.