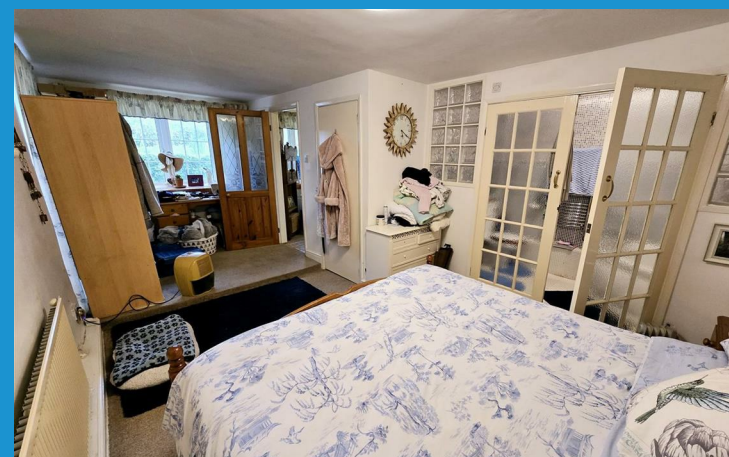




Trefrize Estate
Bray Shop | Callington



A charming 2 bedroom barn conversion found in a peaceful rural country lane position with a wealth of character features, gardens and off-road parking. The property has reverse level living accommodation which includes an en-suite master bedroom alongside a spacious open-plan living room, dining room and kitchen with a vaulted ceiling and exposed timbers.

The property is situated in a cluster of similar properties, with a gated access into a gravelled area providing off-road parking. There is a lawned garden which wraps around the side and rear with an additional courtyard garden to the front. On the ground floor there is an entrance hallway and a good sized double bedroom with a bathroom opposite. The hallway leads down to a useful recessed area with room for a sideboard and the stairs to the first floor. From here there is access to the main bedroom, which is a generous double bedroom with an en-suite.

The first floor is an impressive open-plan space with wooden flooring and numerous window openings. There is a living space which has a feature fireplace and plenty of room for a dining table and chairs. To the far side of the first floor there is the fitted kitchen and this spacious room has a wealth of character features and a great feel.



Situation

Bray Shop is a pretty and peaceful village in East Cornwall which neighbours Coads Green where there is a popular Primary School. The nearest town is Callington where there are a range of further facilities including Supermarkets and a Secondary School. The village also offers good access to the City of Plymouth alongside the A30 dual carriageway which connects to the rest of Cornwall and into Devon. To the other side of the village is the larger Town of Launceston which also has a College, range of shopping facilities and Retail Parks. The property is equidistantly located for the lush sandy beaches on the North Cornish Coast to one side and Dartmoor to the other.

Directions

The postcode is PL17 8QN. This postcode takes you to the property in question, which can be seen on your right hand side just after you see a sign on a 5 bar gate which says 'Trefrize Estate'. What.Three.Words are:shielding.rocks.tutorial

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Entrance Hallway

Bathroom

7'7" x 6'10" (2.32m x 2.09m)

Bedroom 1

19'8" x 10'6" (6.01m x 3.21m)
3.21m narrowing to 2.33m

Bedroom 2

12'5" x 10'1" (3.79m x 3.09m)

En-suite

10'0" x 4'6" (3.06m x 1.38m)

First Floor

Open Plan Living

Room/Dining Room/

Kitchen

29'7" x 20'3" (9.02m x 6.19m)

Services

Mains Electricity and Water

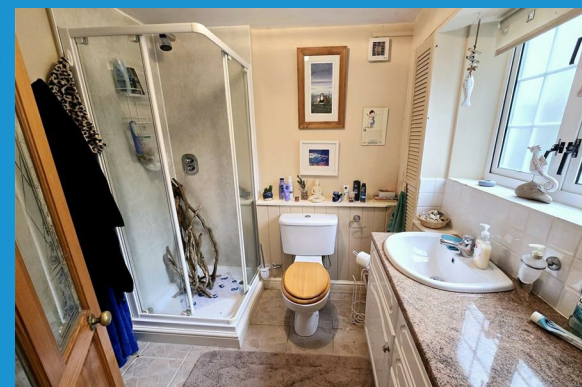
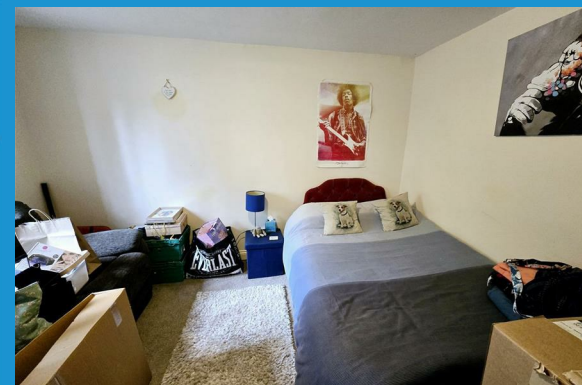
Private Drainage

Oil Fired Central Heating

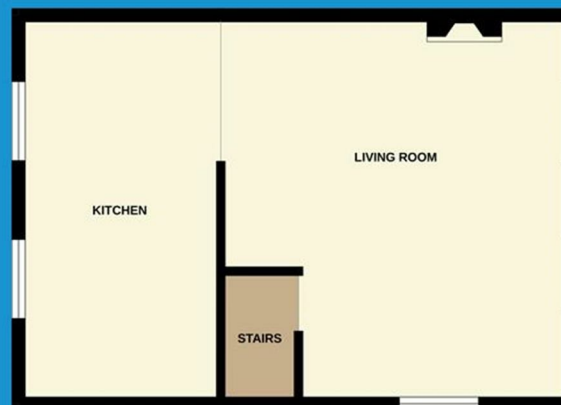
Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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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