





A stunning 4 bedroom detached property situated in a peaceful village setting with a substantial detached garage and studio offering potential. The property is set in a generous plot (circa 0.8) which includes a generous driveway with plenty of parking and an attractive feature turning circle. The property has immaculately presented living accommodation which blends character features with stylish modern decor and a high end finish.

The property enjoys great views into the garden, in particular from the open-plan kitchen and breakfast room, where bi-fold doors lead onto a substantial decking area which provides a great space for entertaining and Al Fresco dining with glass balustrading. The rear bedroom also enjoys a wonderful view into the garden which can be enjoyed from a balcony, accessed via patio door.

On the ground floor there is an impressive living room with a features a stone fireplace, which is open-plan to an additional dual aspect family room. The open-plan kitchen and dining room is the real hub of this impressive home, with a stylish kitchen and central island and plenty of room for a dining table which overlooks the garden. The ground floor accommodation also includes a home office, cloakroom with a WC and a utility room.

On the first floor there is an open landing and 4 double bedrooms, 2 of which have stylish en-suites. There is also a family bathroom, ideally positioned to service the other 2 bedrooms. The bedrooms feature vaulted ceilings with exposed 'A' Frames creating impressive light and airy rooms.

The property is approached via a wooden 5 bar gate leading onto the gravelled driveway where there is ample parking and turning space. Here there is the detached garage and outbuilding which comprises a double garage with a works room and WC on the ground floor. On the first floor there is a generous hobbies room with velux windows. The current vendor does have a favourable pre-app, having enquired about converting the building into an annex.



- 4 Generous Sized Bedrooms
- Large Garden
- Double Garage and Ample Parking

- Incredibly Well Presented
- Large Studio/Potential Annex
- Popular Village Location

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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Entrance Hallway

12'6" x 8'7" (3.83m x 2.64m)

Living Room

15'11" x 12'6" (4.87m x 3.83m)

Family Room

12'0" x 10'2" (3.68m x 3.12m)

Dining Room

13'6" x 12'7" (4.14m x 3.84m)

Kitchen

18'7" x 11'6" (5.67m x 3.52m)

Utility Room

6'7" x 5'5" (2.02m x 1.67m)

Cloakroom

5'8" x 4'8" (1.74m x 1.44m)

Home Office

10'4" x 9'1" (3.15m x 2.78m)

First Floor Landing

Bedroom 1

16'0" x 12'5" (4.88m x 3.81m)
4.88m narrows to 3.04m

En-Suite

8'4" x 3'10" (2.56m x 1.19m)

Bedroom 2

13'7" x 8'6" (4.16m x 2.61m)

En-Suite

8'2" x 3'10" (2.49m x 1.18m)

Bedroom 3

10'4" x 9'3" (3.17m x 2.82m)

Bathroom

8'8" x 5'5" (2.65m x 1.67m)

Bedroom 4

11'9" x 8'9" (3.59m x 2.69m)

Garage

17'11" x 17'9" (5.48m x 5.43m)

Utility Area in Garage

18'3" x 7'2" (5.58m x 2.20m)
5.58m narrows to 3.05m

WC in Garage

7'7" x 2'5" (2.32m x 0.75m)

First Floor Studio

28'3" x 11'0" (8.63m x 3.36m)

Services

Mains Electricity and Water.
Private Drainage
Private Gas.
Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

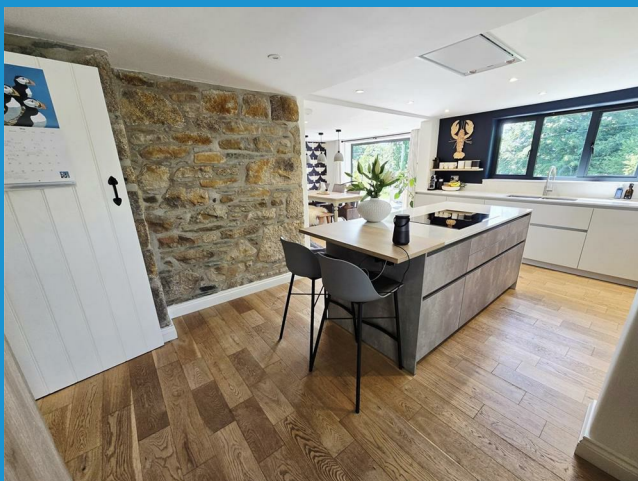
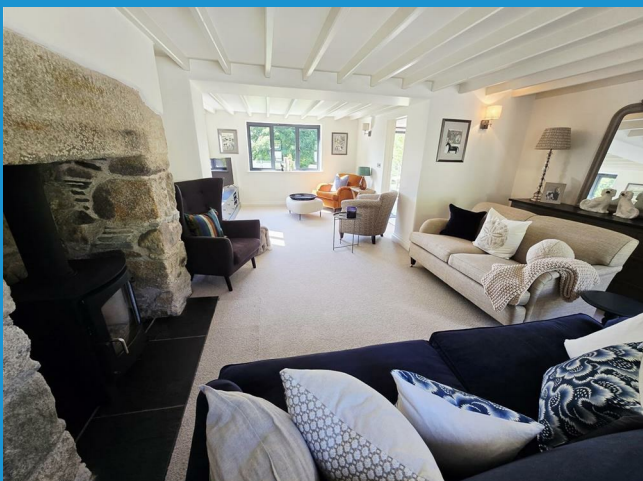
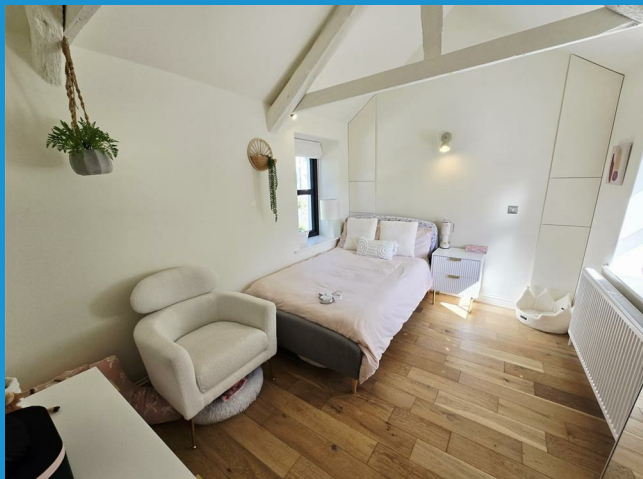


First Floor





Parkwood | Higher Downgate | Callington



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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.