



Rilla Mill | Callington



Town • Country • Coast





Situated in a popular village is this individual detached bungalow with attractive front and rear gardens. The property has 3 bedrooms and a rear aspect dining conservatory. The property is available with no forward chain.

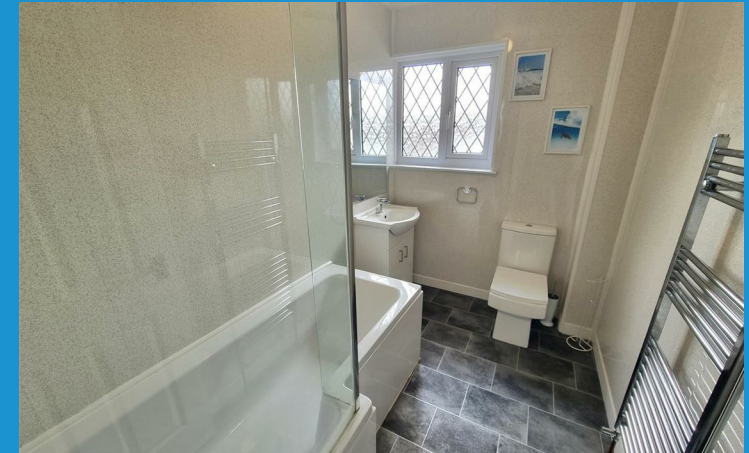
From the driveway you step into a hallway with space for shoes and coats. Double doors open into a small study/hobbies area with a front aspect window. The sitting room is front aspect with a view over the lawn. Opposite the sitting room is the well presented rear aspect kitchen with a range of white eye and base level units with space for various white goods. A further door leads into a side aspect utility room with the oil fired boiler to one side. Beyond here is the dining conservatory which overlooks the rear garden offering a pleasant place to eat or sit.

There are 3 double bedrooms in total. The master bedroom has a built in wardrobe plus a recess for any freestanding furniture. The family bathroom has been refitted and now includes a matching 3 piece suite with a shower over a "P" shaped bath. The walls have aqua boarding for ease of maintenance.

From the parish road there is a tarmac driveway for several vehicles in tandem. To one side is an area of lawn enjoying a glimpse of nearby countryside. Paths lead down each side of the property into the enclosed rear garden. There is further area of lawn adjoining a raised gravel seating area. From the rear garden a view is enjoyed towards Caradon Hill. The property benefits from property owned solar panels which offer a revenue stream.

The property is located circa 3 minute walk from the woods which has a footpath perfect for walkers/dog walkers. The walk takes you all the way to Storra woods.





### Situation

The property is located within the very popular village of Rilla Mill. Rilla Mill is a pretty village set in East Cornwall and relatively equidistant to 3 surrounding towns in Launceston, Liskeard and Callington all of which boast a wide range of amenities, facilities and schools. Rilla Mill itself offers a popular local public house The Manor House Inn, community hall and a Primary School in the neighbouring village of Upton Cross. Nearby Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postal code of the property is PL17 7PH. From Launceston, exit the town using the B3254. Proceed through the village of South Petherwin and Slipper Hill. At the cross roads at Congdons Shop, turn left signposted Coads Green. Proceed through the village of Coads Green passing the Primary school. Following this road for 2 miles and turn right at Kersbrook Cross signposted Rilla Mill. Following this road into Rilla Mill and the property will be seen on your right hand side before the turning into Highbury.

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**Entrance Hallway**

**Kitchen**  
11'10" x 8'11" (3.62m x 2.73m )

**Sitting Room**  
13'5" x 11'10" (4.10m x 3.62m )

**Conservatory**  
12'3" x 7'5" (3.75m x 2.28m )

**Study Area**  
4'11" x 4'9" (1.50m x 1.47m )

**Utility Room**  
10'4" x 3'0" (3.16m x 0.93m )

**Bedroom 1**  
13'5" x 10'0" (4.09m x 3.06m )

**Bedroom 2**  
11'11" x 10'4" (3.64m x 3.16m )

**Bedroom 3**  
11'5" x 8'4" (3.48m x 2.56m )

**Bathroom**  
8'9" x 5'10" (2.67m x 1.78m )

**Services**  
Mains Electricity, Water and Drainage.  
Oil Fired Central Heating  
Council Tax Band D



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



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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