



Town • Country • Coast

Hill View | Redmoor Road | Kelly Bray | Callington





A stylish and spacious 4 bedroom detached modern property featuring off-road parking at the front, integral double garage and a beautifully landscaped garden with a multi-purpose cabin. This individual architect designed property has impressive living accommodation which includes a spacious living room, open-plan kitchen and dining room and 2 en-suite bedrooms.

The property is approached via a brick paved driveway where you are greeted with the impressive full height, floor to roof apex windows. A door leads into a light and spacious entrance hallway with a wooden staircase to the first floor. On your right hand side is the open-plan kitchen and dining room, which runs along the entire depth of the property with a stylish fitted kitchen with a range of integrated appliances and a central island. There is bi-fold doors to the rear garden and double doors leading into the spacious living room which also has bi-fold doors leading into the garden.

The ground floor also features a cloakroom with a WC and a door into the integrated double garage. On the first floor there is a spacious open landing with an airing cupboard with 4 double bedrooms, 2 of which are en-suite and the master bedroom also features a walk-in dressing room. There are also a spacious family bathroom.

The rear garden is mainly laid to lawn with a range of plants and shrubbery, a patio to the rear of the property and a raised deck area at the far end. There is also the impressive garden room which is currently a home office/gym and could be utilised for a variety of uses.



- 4 Double Bedrooms
- Double Garage & Ample Parking
- Open Plan Kitchen / Dining Room

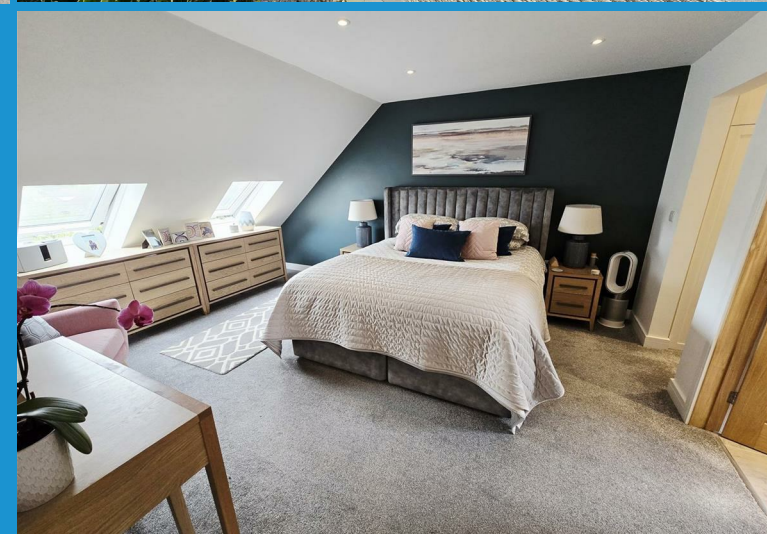
- Well Presented Throughout
- Lovely Garden
- Outdoor Summer House used as Gym / Hobbies Room

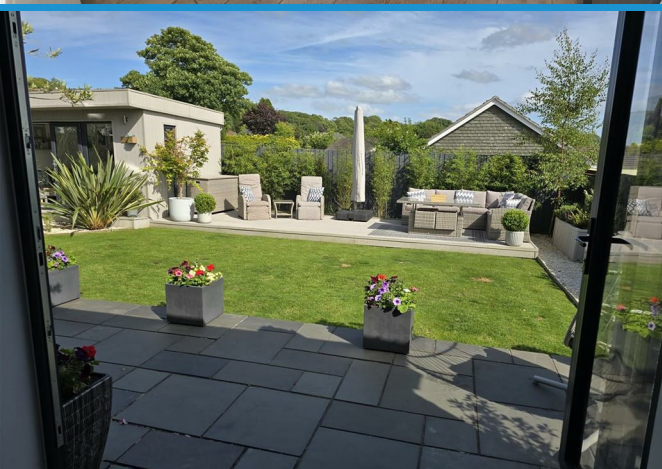
Situation

Kelly Bray is on the outskirts of Callington Town, amenities include public house, bus stop, post office and general store, more comprehensively amenities can be found in Callington. Callington town is located on the A388 between Saltash and Launceston and served with local amenities ranging from shops, public houses, places of worship. Callington has a bus link to Plymouth where there is a mainline railway station.

Directions

The postcode to the property PL17 8EJ. Follow the road into Kelly Bray and take the turning into Redmoor Road, drive along and the property can be seen on your left hand side.





Entrance Hallway
21'10" x 7'6" (6.66m x 2.29m)

Integral garage
17'1" x 21'5" max (5.21m x 6.53m max)
6.53m max narrowing to 4.67m

Cloakroom
5'8" x 3'7" (1.73m x 1.10m)

Kitchen/Dining Room
27'5" x 12'6" (8.36m x 3.83m)

Living Room
25'4" x 13'10" (7.73m x 4.23m)

First Floor Landing

Bedroom 1
16'2" x 12'6" (4.94m x 3.83m)

En-suite
7'8" x 7'6" (2.34m x 2.29m)

Dressing Room
7'0" x 4'5" (2.14m x 1.37m)

Bedroom 2
13'11" x 12'5" (4.25m x 3.79m)

Bedroom 3
12'8" x 12'4" (3.88m x 3.78m)

Bathroom
8'7" x 7'8" (2.64m x 2.36m)

Bedroom 4
13'9" x 13'8" (4.21m x 4.18m)

En-suite
11'8" x 5'5" max (3.56m x 1.66m max)
1.66m narrowing to 1.10m

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band E
Privately Owned Solar Panels
Fitted To The Property - 3Kw System.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

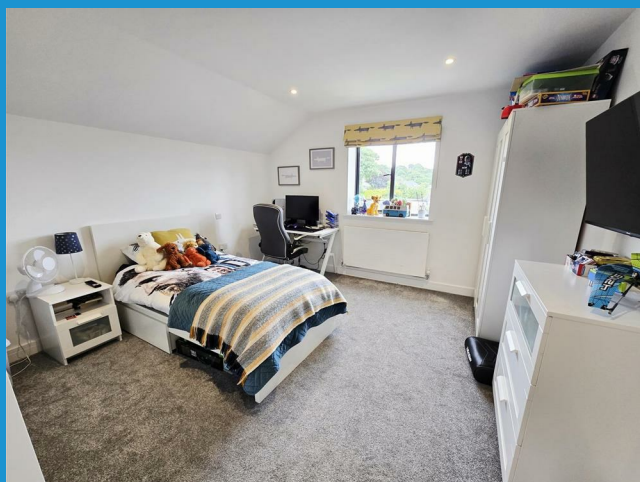
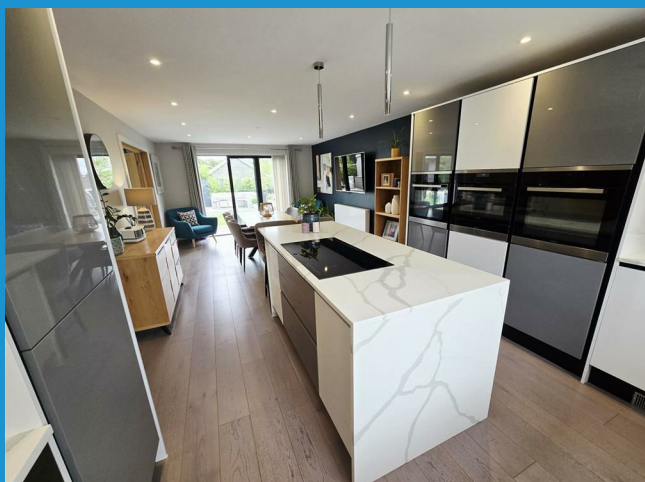
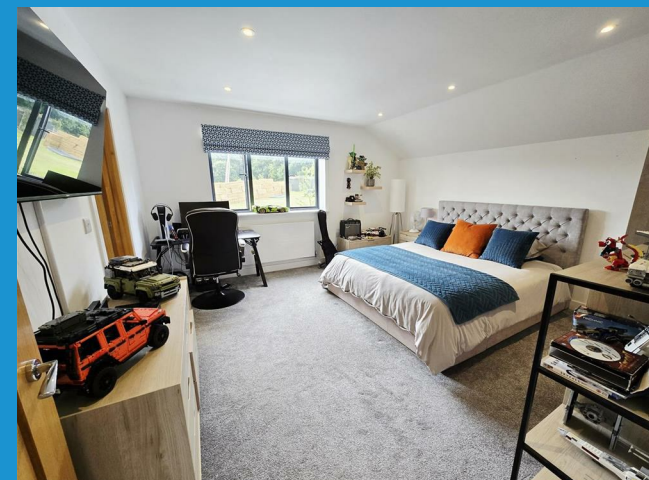


First Floor





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www.viewproperty.org.uk

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.