



Kyl Cober Parc
Stoke Climsland | Callington



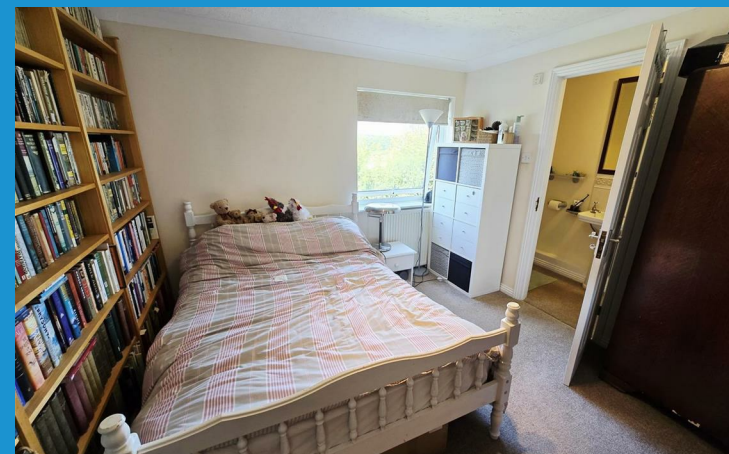
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A spacious 4 bedroom detached house situated in a popular and peaceful village setting. The village has many useful amenities such as a Post Office and Village Store, Primary School and Village Green with a Play Park. The property is situated in a cul-de-sac setting and features an enclosed garden at the rear, garage and driveway at the side.

Entrance to the property is via a porch with storage for shoes/boots and an entrance door leads into a spacious hallway where there are the stairs to the first floor and a storage area. To your left there is a spacious living room, which is an interesting shape and features a fireplace with an inset wood burner. A door leads into a dining room which in turn leads into a conservatory which overlooks the garden. The dining room also links into the kitchen and breakfast room, with a door back through to the entrance hallway providing a nice flow to the accommodation. There is a utility room and cloakroom with WC at the rear with a door into the garden.

On the first floor, there is a spacious open landing with 4 bedrooms and the master bedroom en-suite alongside the family bathroom and airing cupboard. There is a lawned area and a range of plants and shrubbery at the front of the property, gated side access into the garden alongside a single garage and a driveway at the side. The rear garden is enclosed and laid to lawn with an established border providing privacy. The greenhouses are due to be taken away by the vendors.



Situation

The property is situated in the village of Stoke Climsland which features a local shop and post office, popular primary school and Duchy College. The nearby town of Callington offers further facilities which includes a secondary school, supermarkets and a town centre. Other local areas of interest include Kit Hill which offers beautiful scenery and country walks, the National Trust estate Cotehele with Dartmoor to one side and the North Cornish beaches to the other side.

Directions

The postal code for the property is PL17 8PH. The property can be found on the Kyl Cober Parc cul-de-sac which is situated directly opposite the green in Stoke Climsland. As you drive in, take the right right and the property can be seen in the far right corner.

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Entrance Hallway
11'0" x 5'5" (3.36m x 1.66m)

Living Room
23'9" x 21'9" (7.25m x 6.64m)
6.64m narrowing to 2.69m
(Irregular Shape)

Dining Room
11'0" x 9'4" (3.37m x 2.79m)

Conservatory
16'0" max x 8'2" (4.89m max x 2.51m)

Kitchen
12'0" x 9'7" (3.67m x 2.93m)

Utility Room
6'5" x 5'8" (1.96m x 1.74m)

Cloakroom
4'11" x 2'8" (1.52m x 0.83m)

First Floor

Bathroom
9'6" x 6'11" max (2.92m x 2.11m max)
2.92m narrowing to 1.70m

Bedroom 1
10'10" x 10'5" (3.32m x 3.18m)

En-Suite
10'9" x 3'1" (3.30m x 0.96m)
0.96m narrowing to 0.76m

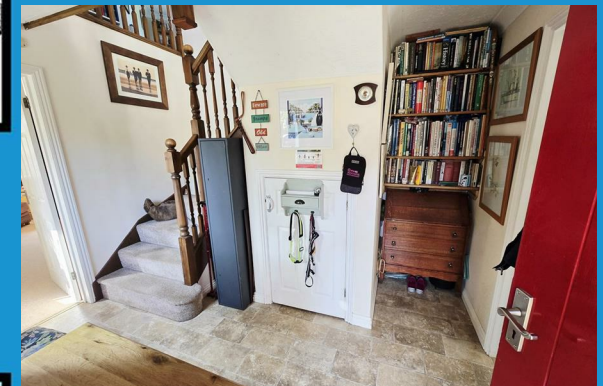
Bedroom 2
18'2" x 8'7" (5.56m x 2.64m)
5.56m narrowing to 3.68m

Bedroom 3
11'6" x 9'2" (3.52m x 2.80m)

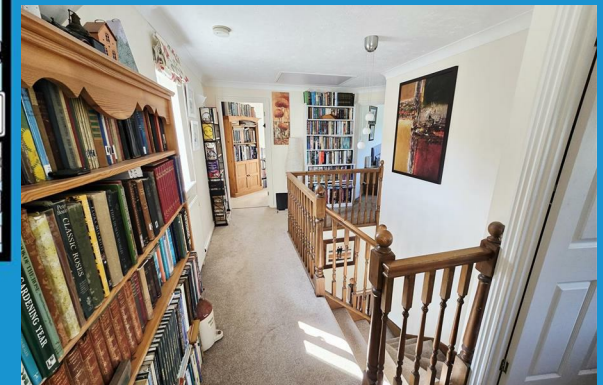
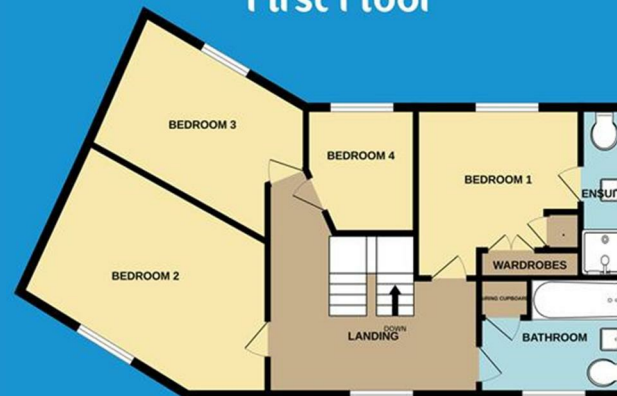
Bedroom 4
9'3" x 6'11" (2.82m x 2.13m)

Services
Mains Electricity, Gas, Water and
Drainage
Council Tax Band E

Ground Floor



First Floor



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		
England & Wales	81	86
	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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