



Walnut Cottage
Downgate | Callington



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A 4 bedroom cottage style modern property set in a peaceful and popular village location. The property offers an extensive driveway providing ample parking alongside an integral garage and gardens which wrap around to the side and rear.

Entrance to the property is via a useful porch with space for coats and shoes and a door to the hallway. There is a useful study or play room alongside a cloakroom with a WC. The accommodation includes a spacious open-plan living room and dining room which is an impressive main room with double doors leading into the rear garden. This spacious reception room is in turn open to the kitchen where there is a range of wall and base units with a breakfast bar and useful storage cupboard. From here a door leads into a utility room which has a side door to a pathway and a door into an integral garage.

On the first floor there are the 4 bedrooms with the main bedroom offering an en-suite shower room. Bedroom 2 is front aspect overlooking the front garden. Bedroom 3 and 4 are both rear aspect overlooking the rear garden. There is also a family bathroom that includes a shower over the bath.

The property has an extensive gravelled driveway with parking for numerous vehicles alongside a garden area with lawn and trees, a gate providing side access where there is a further lawned garden. The garden wraps around to the rear where there is a wooden summerhouse and a lawned garden which offers great privacy. There are a range of shrubs and trees in the rear garden; the large walnut tree has a TPO.



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 8LA. As you drive down through Downgate hill into the village, take the second left hand turning, follow the lane and take the next right hand turning and the property will be found on the right hand side.

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Porch
6'1" x 4'9" (1.87m x 1.47m)

Hallway

Study / Play Room
7'10" max x 4'7" (2.41m max x 1.40m)

Cloakroom
7'10" x 3'2" (2.40m x 0.99m)

Kitchen
12'7" x 7'7" (3.86m x 2.32m)

Living Room / Dining Room
22'10" x 11'0" (6.98m x 3.36m)

Utility Room
9'10" x 4'7" (3.00m x 1.42m)

Integral Garage
16'6" x 9'9" (5.05m x 2.98m)

First Floor

Bedroom 1
11'7" x 8'11" (3.55m x 2.72m)

En-suite
8'2" x 3'7" (2.51m x 1.10m)

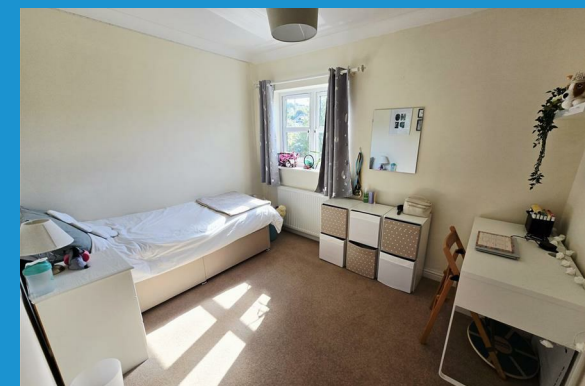
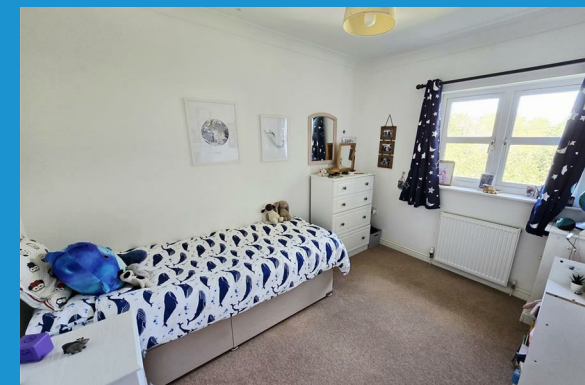
Bedroom 2
10'10" x 8'2" (3.32m x 2.51m)

Bedroom 3
10'10" x 8'1" (3.32m x 2.48m)

Bedroom 4
8'10" x 7'7" (2.71m x 2.32m)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	86
(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 



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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