



## 2 Valley View Glebe Farm

South Hill, Callington, PL17 7EY

£399,950



Superbly-presented & beautifully situated brand new detached house enjoying fabulous countryside views. Briefly, the accommodation comprises an entrance hall, downstairs cloakroom/wc, open-plan living room & kitchen, whilst on the first floor are 4 bedrooms, 2 with ensuite facilities & family bathroom. Externally, there are level gardens to the front and rear together with a 2-car drive, garage plus additional parking. Double-glazing, including under-floor heating to the ground floor & central heating.





VALLEY VIEW, SOUTH HILL, CALLINGTON, PL17 7EY

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'7 x 4'8 (3.23m x 1.42m)

Providing access to the ground floor accommodation. Stairs ascending to the first floor.

OPEN-PLAN LIVING ROOM 18'1 x 17'9 (5.51m x 5.41m)

Ample space for seating and dining. Cupboard housing the hot water cylinder. Window to the rear elevation overlooking the garden. French doors leading to outside. Open-plan access through into the kitchen.

KITCHEN 10'11 x 8'10 (3.33m x 2.69m)

Fitted with a range of modern base and wall-mounted cabinets with contrasting fascias, polished Quartz-style work surfaces and a matching splash-back. Stainless-steel one-&-a-half bowl single drainer sink unit. Inset NEFF hob. Built-in NEFF oven and microwave. Integral fridge and freezer. Integral dishwasher. Inset ceiling spotlights. Window to the front elevation with lovely countryside views.

DOWNSTAIRS CLOAKROOM/WC 6'6 x 3'8 (1.98m x 1.12m)

Fitted with a wall-mounted wc with a push-button flush and a wall-mounted basin with drawer storage. Towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the front elevation.

FIRST FLOOR LANDING 14'1 x 6'6 (4.29m x 1.98m)

Providing access to the first floor accommodation. Hard wood rail and glass balustrade. Recessed cupboard. Loft hatch.

BEDROOM ONE 16'2 x 9'11 (4.93m x 3.02m)

Window to the front elevation providing lovely countryside views. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'4 x 4'6 (2.84m x 1.37m)

Comprising a double-sized enclosed tiled shower with wall-mounted controls, wall-mounted basin with drawer storage and wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM TWO 12'4 x 10'11 at widest point (3.76m x 3.33m at widest point)

Built-in double wardrobe. Window to the rear elevation. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'2 x 5'3 (2.49m x 1.60m)

Comprising an enclosed tiled shower with wall-mounted controls, wall-mounted basin with drawer storage and a wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM THREE 10'11 x 10'8 (3.33m x 3.25m)

Window to the front elevation with lovely countryside views. Inset ceiling spotlights.

BEDROOM FOUR 8'1 x 7'1 (2.46m x 2.16m)

Window to the rear elevation with views over the garden. Inset ceiling spotlights.

BATHROOM 7'1 x 6'3 (2.16m x 1.91m)

Comprising a bath with a tiled area surround, shower over and wall-mounted controls, wall-mounted basin with drawer storage and a wall-mounted mirror with integral lighting over and a wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

GARAGE 21'4 x 10'3 (6.50m x 3.12m)

Up-&-over door to the front elevation. Rear access door. Power and lighting.

OUTSIDE

There are level gardens laid to lawn to both the front and rear elevations. There is a paved patio area to the rear.

AGENT'S NOTE

The ground floor has under-floor heating and the first floor has radiators. Private drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

