



Stoke Climsland, Callington

PL17 8PA



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## Guide Price £235,000

The property is set within the sought after village of Stoke Climsland just opposite the village green. Stoke Climsland is served by a Post Office, general store, primary school, village hall and thriving community. Due to the property having mundic block the property is open to **CASH BUYERS ONLY**.

- Large Semi Detached House
- 2 Reception rooms and Sun Room
- 3 Bedrooms
- Attractive Gardens and Countryside Views
- Garage and Parking
- **CASH BUYERS ONLY**



The property is approached either from a pathway and step, or from the driveway. To the front there is a paved area and a shaped door with frosted glass, opening to the Hallway. There are then stairs rising to the first floor and a small under stairs cupboard. To the right there is a pantry which is a useful addition, this faces to the front and has base units and space for upright fridge/freezer. The downstairs Shower room comprises of a low level WC, and oversized shower cubicle with an electric shower. There is a modern vanity unit incorporating a shaped sink, heated towel rail with frosted window facing to the front. The Dining room is a versatile room which can be adapted for individual preferences. It faces to the rear overlooking the garden, enjoying the views. There is a radiator and internal French doors give access through to the lounge. The lounge is the primary reception room, its main feature is the fireplace which at present houses an electric fire. Internal French doors give access to the Sun room, which faces to the rear, overlooking the garden. There is a radiator with windows to the rear and the side and a door providing access to the rear. From the Lounge an internal door leads into the Utility room with base units, square edged work tops, under unit space and plumbing for washing machine, sink unit with drainer, additional cupboards with shelving, part tiling to the walls and window facing to the side. This opens through to the Kitchen having base units, drawer space, square edge work top surfaces with matching splash backs, space for an electric cooker, part tiling to the walls and window facing to the front. There is space for upright fridge/freezer, plus a central heating and hot water boiler. A door gives access through to the rear Porch with a window, and door leading to the rear garden.

On the first floor there is a Landing with a window facing the front overlooking the village green, storage cupboard and access through to the three bedrooms. Bedroom One is a double bedroom facing to the side and has a radiator. Bedroom Two is a double bedroom, with a window facing to the rear enjoying the wonderful views across surrounding and far reaching countryside and has a radiator. Bedroom Three faces to the side elevation and has a radiator.



## OUTSIDE

To the front the garden is laid to pebble with a raised walled section stocked with a variety of flowers. There is a paved section and to the side there is a driveway for approximately two vehicles. The oversized Garage has a metal up and over door, door to the side, power and light.

To the side there are raised flower beds and the pathway leads around to the rear garden. There is a patio terrace with raised beds stocked with an abundance of flowers and shrubs. Lawn section, further patio, rose gardens, mature shrubs, green house, garden shed and vegetable garden. The garden is enclosed with walling, is level sited and has lovely countryside views.

Services:- Mains Electric, Water, Sewerage,

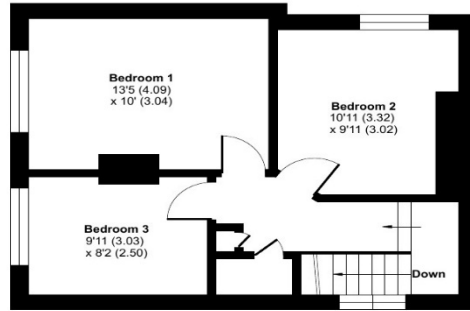
Council Tax:- Band C.

Agents note:- Due to the property having mundic block this property is open to cash buyers only.

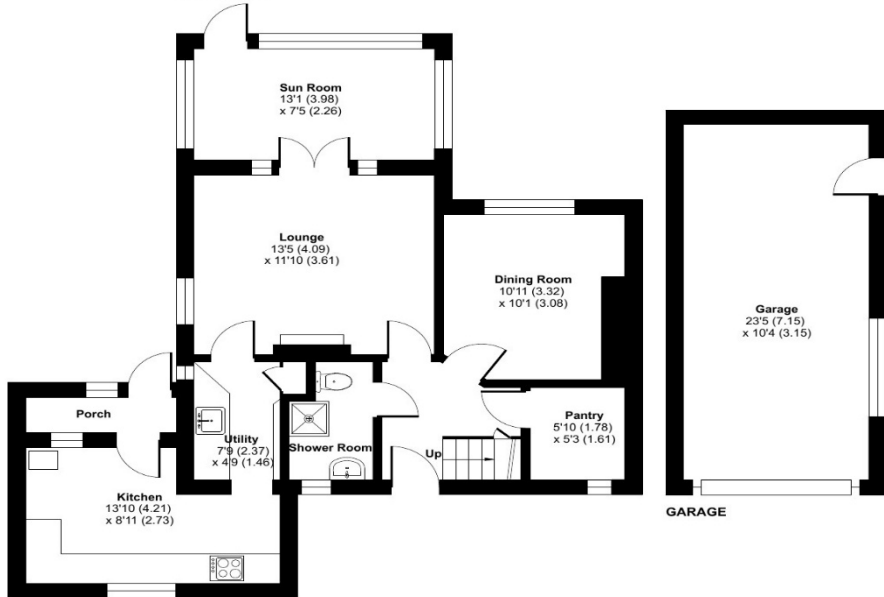


# Stoke Climsland, Callington, PL17

Approximate Area = 1146 sq ft / 106.4 sq m  
 Garage = 242 sq ft / 22.4 sq m  
 Total = 1388 sq ft / 128.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026 Produced for Dawson Nott Ltd. REF: 1468127

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>	48		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

