



Old Kersbrook Cottage

Bray Shop, Callington, Cornwall, PL17 8QW

KIVELLS

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£ 499,950 Guide Price

Beautifully presented four bedroom house with three reception rooms

Well proportioned and spacious living accommodation throughout

Low-maintenance gardens featuring a combination of paved and lawned areas, complemented by a circular swimming pool

Ample parking, workshop, and detached stone barn offering excellent potential for a variety of uses, subject to the necessary consents.

Wonderful far reaching countryside views

Rural position with no near neighbours

EPC - to be confirmed



Situation

Bray Shop is located on the B3257, approximately 3 miles north west of the town of Callington and 3 miles south east of the larger village of Coads Green.

Coads Green has a primary school, village hall, church and playing field. Nearby Twelve Men's Moor provides outstanding open moorland scenery, ideal for walking and riding. Launceston, approximately 8 miles sits astride the A30 dual carriageway spine road through Cornwall and Devon, nestling under the dramatic ruins of a Norman Castle. The town offers a good range of social, commercial and shopping facilities with 24 hour supermarket, primary and secondary schools, leisure centre at Coronation Park, doctor's surgery and veterinary surgeries.

The convenience of the A30 at Launceston provides ease of access to the city of Exeter, 49 miles to the east providing M5 motorway link, Intercity Rail Link and International Airport. The city of Plymouth, beyond Callington is 19 miles to the south providing Continental Ferry Port and Intercity Rail Link.

In all directions from the property there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all its yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.



A fantastic opportunity to purchase a well-proportioned home offering spacious living accommodation arranged over two floors. The property occupies a rural position with wonderful countryside views and no near neighbours, providing a private setting. The accommodation briefly comprises a kitchen/dining room, utility room, living room, dining room, study, bathroom and sun room. To the first floor are four generous bedrooms together with a family bathroom.

The property is approached via a five-bar wooden gate leading to a gravel driveway with ample parking. The gardens include a patio with stone planters, a lawned front garden, and a fenced circular swimming pool with patio surround. A stone archway leads to the rear garden, enclosed by mature hedging and stone walls, with a gravel seating area enjoying far-reaching countryside views. A paved pathway provides access to the lower garden, stone outbuilding, and timber workshop. The versatile stone-built outbuilding with doors to the front and rear elevations and side windows, offer potential for a home office, studio, workshop, guest accommodation, or income-generating use (subject to any necessary consents). The lower garden is mainly laid to lawn, enclosed by hedging and fencing, and benefits from separate road access, together with a timber workshop/garage providing useful storage or workspace.

Accommodation

Entrance via uPVC stable door into:-

KITCHEN / DINER

Window to the side elevation with countryside views and window to the front elevation. Range of base and eye level units with worksurface over having inset sink with mixer tap, inset electric oven with hob and Rayburn with red brick surround set on a slate hearth. Tiled splash backs, exposed wooden beams, spotlights and tiled flooring. Space for dining room table and chairs. Door into:-

UTILITY ROOM

Two windows to the rear elevation. Eye-level units and worksurface with space below for washing machine, dishwasher and tumble dryer. Space for free standing fridge freezer, tiled flooring, consumer unit and spotlights.

RECEPTION ROOM ONE / LIVING ROOM

Window to the side elevation. Fireplace with inset wood burner on slate hearth, wooden mantel and exposed stone surround. Exposed painted beams, pendant light, LVT flooring and radiator. Space for living room furniture. Window to conservatory and door into:-

DINING ROOM

Windows to the front and side elevation. uPVC door leading to the garden. Exposed beams, tiled flooring, wall lights, radiator and feature cast iron fireplace with slate mantel and hearth. Space for dining table.

From the living room there is access to:-

GROUND FLOOR HALLWAY

Window to the rear elevation. LVT flooring and access into storage cupboard. Spotlights and access to loft hatch.

STUDY

Window to the side elevation. LVT flooring, radiator and spotlights. A fantastic space for a home gym or office.

BATHROOM

Window to the side elevation. Cast iron bath with mixer tap, hand wash basin with mixer tap and vanity unit having storage below and mirror above, close coupled W.C. and large walk-in shower and glass screen. Heated towel rail, LVT flooring, spotlights and extractor fan.

SUN ROOM

Windows to the side and rear elevations, patio doors leading to the garden and Velux window. LVT flooring, exposed beams with vaulted ceilings and wall lights.

Stairs rise to:-

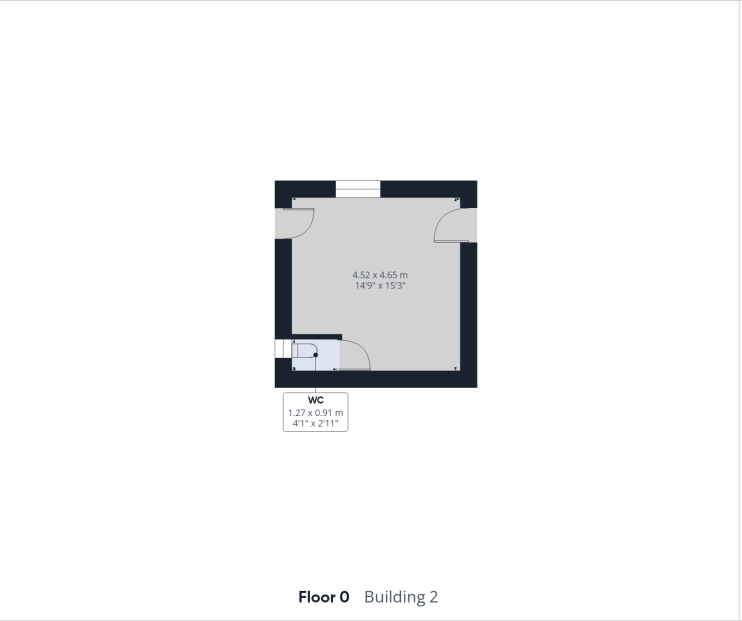
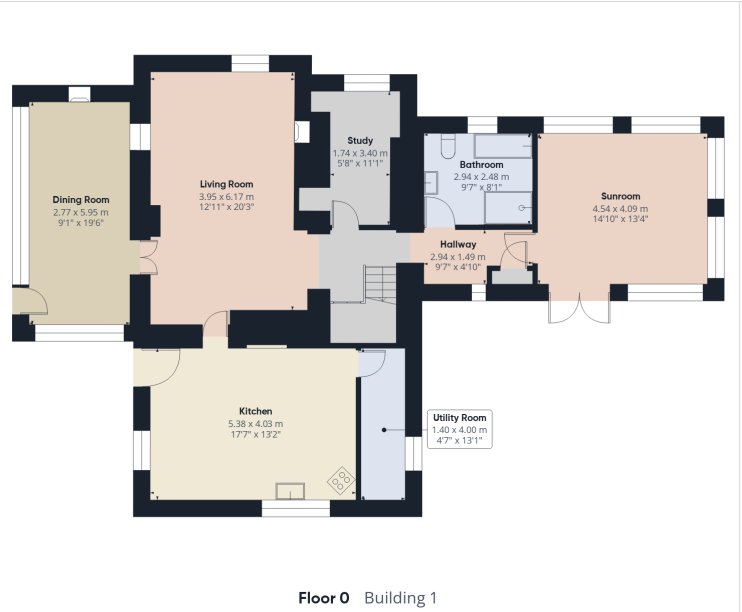
FIRST FLOOR LANDING

Window to the rear elevation. Doors leading to all first floor rooms. Carpeted. Pendant light and access to loft hatch. Exposed wooden beams.





Floor plan



Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾

198.1 m²
2135 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

BEDROOM THREE

Window to the rear elevation with countryside views. Carpeted, radiator, pendant light and space for bedroom furniture.

BEDROOM ONE

Dual aspect windows to the front and side elevations overlooking the fantastic countryside views. Carpet, radiator, pendant light and space for bedroom furniture.

BEDROOM FOUR

Window to the front elevation. Door into double storage cupboard. Radiator, spotlights and space for bedroom furniture.

BEDROOM TWO

Window to the front elevation. Carpet, radiator, spotlights and space for bedroom furniture.

BATHROOM

Window to the rear elevation. Corner shower with glass doors and tiled splash backs, W.C. and wash hand basin with separate taps, cupboard, work surface and tiled splash back. Heated towel rail, LVT flooring, spotlights, radiator.

Outside

The property is approached via a five-bar wooden gate, opening onto a gravelled driveway leading to the front of the property. A generous gravelled hardstanding parking area provides ample space for several vehicles. Adjacent to the house is an attractive patio area, enclosed by stone-built planters, creating an ideal setting for outdoor dining. A paved pathway leads to the front garden, enclosed by mature hedge boundaries and laid mainly to lawn for ease of maintenance. Within the garden is a fenced circular swimming pool with a surrounding patio area, offering a wonderful space for relaxation and enjoyment during the warmer months.



A stone archway and paved pathway provide access to the rear garden, which enjoys privacy from mature hedging and attractive stone wall boundaries. A gravelled seating area has been thoughtfully positioned to take full advantage of the beautiful countryside views, creating another excellent space for al fresco dining and entertaining. A stone wall separates the upper and lower sections of the garden, adding character and definition to the outdoor space.

The paved pathway continues through the gravelled garden, leading to the lower garden area and providing access to the stone outbuilding and wooden workshop at the lower part of the garden.

STONE OUTBUILDING

A substantial stone-built outbuilding with doors to both the front and rear elevations, together with windows to the side elevations. This versatile space offers excellent potential for a variety of uses, including a home office, studio, workshop, guest accommodation (subject to any necessary consents), or as an opportunity to generate additional income. Door to W.C and loft access. Strip lights.

The lower section of the garden is enclosed by mature hedgerows and timber fencing and is predominantly laid to lawn for ease of maintenance. This area also benefits from separate road access and provides access to a further timber wooden built workshop/garage, offering useful storage or additional workspace.

Services

Private septic tank. Bore hole water. Mains electricity. Oil fired central heating and underfloor heating in the newer part of the property. Oil fired Rayburn and wood burner.

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⚡ EE Rating - TO BE CONFIRMED

£ Council tax band - B

/// Directions

What3Words - cucumber.manly.spells

🗺️ Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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