

Callington. PL17 7DZ



DOWSON **nott**
E S T A T E A G E N T S

Pengelly, Callington, PL17 7DZ

LOCATION

STUNNING DETACHED PROPERTY WHICH HAS BEEN GREATLY IMPROVED BY THE PRESENT VENDORS LOCATED IN A FAVOURED LOCATION

Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

PLYMOUTH – 15 MILES

EXETER – 47 MILES

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ACCOMMODATION

This impressive dormer property is entered via the main entrance door which opens to the Porch being a useful space for shoes and coats. A window faces the front and overlooks the garden. The Lounge the first of the two spacious reception rooms has the main feature as a cast iron log burner set on a slate hearth with a wooden lintel above. The room is double aspect with windows to the front and side elevation. Internal door leads into the hallway which gives access to the down stairs accommodation, has stairs rising to the first floor and there is an under stairs storage cupboard. Bedroom one is a double bedroom facing to the front with a pleasant outlook. The refurbished Bathroom comprises of a low level WC, spa bath, walk in shower with a waterfall shower head and display niche. Contrasting tiles to both the walls and the floor, wall mounted electric heater and wall mounted mirror with lighting, heat sensors and a blue tooth connection. Window to the rear overlooking the garden, heated towel rail, extractor.

From the main hallway internal door leads into the Kitchen/Breakfast room the kitchen area being fitted with a range of wall and base units, roll top work surfaces, four ring gas hob with a stainless steel canopy above incorporating the extractor, double oven/grill beneath, space for an American style fridge, built in fridge. Stainless steel sink unit with one and a half bowl and drainer with a swan neck tap over. Drawer space, pan drawers, wine rack, window to the side. The dining area is suitable for table and chairs and has an upright modern radiator. Opening to the Family room which is the piece de resistance of the property. There is ample room for reception furniture and comes complete with an orangery roof finished and edged with LED strip lighting. The room is double aspect, with windows to the side and rear overlooking the garden. Door giving access to the rear and there is a storage cupboard. Step and sliding patio doors giving access to the gym with mirror wall. This room can be utilised for individual preferences such as a home office or occasional room. The Utility room is fitted with base units, roll top work surfaces, stainless steel Belfast sink style unit with a tap over, under unit space and plumbing for washing machine and tumble dryer. Modern brick design part tiling to the walls, heated towel rail, stable door giving access to the rear garden. The Cloakroom includes a low level WC and extractor.

From the ground floor, staircase leads up to the Landing with access to the first floor accommodation and there is a window to the rear. The first double bedroom has velux windows facing the front and there is a window to the rear. Storage into recess area and eave space. The second double bedroom has velux windows to the front, recessed area and storage into the eaves. Airing cupboard which houses the central heating and hot water boiler and further door opens up to the eaves ideal place for suitcases etc.



THE GROUNDS

To the front the property is approached via the driveway which is suitable for approximately three vehicles. Steps lead up to a porcelain paved pathway and patio area. There are railway sleeper edged flower and shrub beds and lawn. Steps descend to the Garage. Side gateway opens to a paved area enclosed with fencing. There is a large shed with electric. The pathway continues to the side and rear. There is an outside bellfast sink with hot and cold water supply for dog showering or garden uses. The rear garden is low maintenance and would be an ideal choice for family and friends to enjoy and relax in. There is a lawn area edged with flower and shrub beds, finished with slate edging toppings. Raised walled pebble finished area ideal for potted plants. A porcelain terrace then follows which is an ideal sun bathing spot. There is a barbecue and a summer house with power and light.

Garage:- Oversized garage with power and light, high ceilings, sliding entrance door and side door.

Services:- Mains water, electric, gas, drainage.

Council tax Band:- C



PROPERTY DETAILS

SERVICES: Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply

EPC RATING: Current - 54 | Potential - 80

COUNCIL TAX: Band C

TENURE: Freehold

AUTHORITY: Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.



Callington, PL17

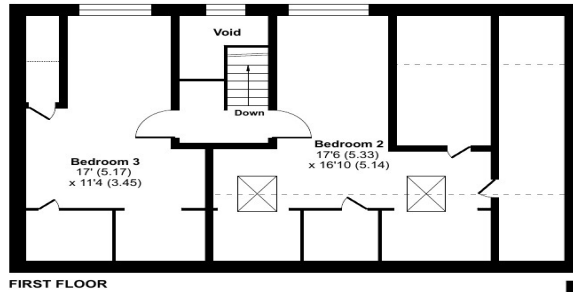
Approximate Area = 1875 sq ft / 174.1 sq m (excludes void)

Limited Use Area(s) = 186 sq ft / 17.2 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2329 sq ft / 216.1 sq m

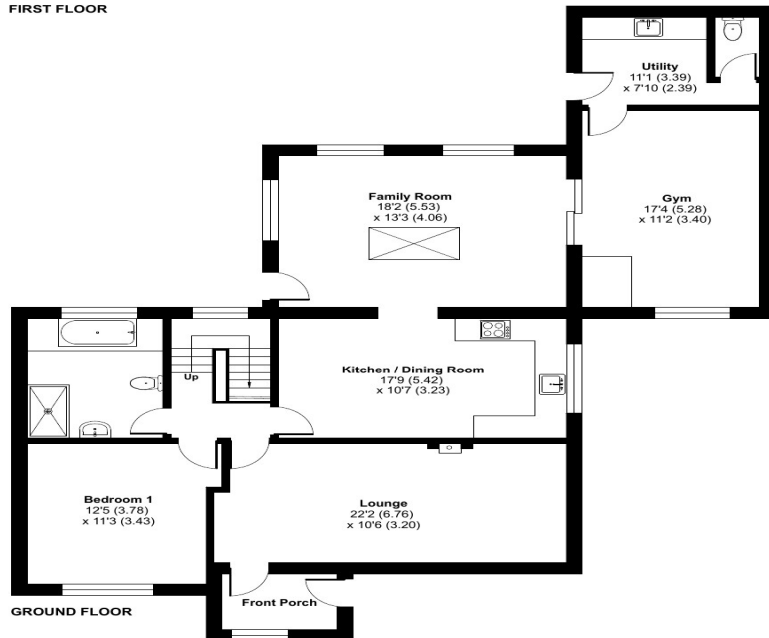
For identification only - Not to scale



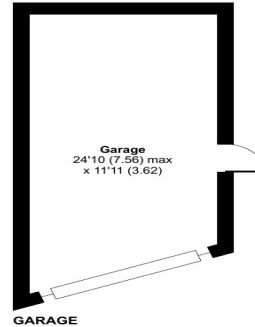
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Dawson Nott Ltd. REF: 1437939

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

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.

