

Trecombe, Callington, PL17 8LP



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LOCATION

This stunning non listed residence, which has the advantage of being sold with no onward chain, is nestled in a peaceful, picturesque setting 2.5 miles from the thriving community of Stoke Climsland. The Village is served by a Post Office/general store, well regarded Primary School and Village hall. The nearby town of Callington has Doctors and Dentist surgeries, a selection of Individual and High street shops, Veterinary surgery, Places of worship, Primary and Secondary schools and is well situated for easy access to main routes.

The property is near to the River Tamar and there are many recreational pursuits that can be enjoyed nearby. Both the North and South coasts are within a 45 minute drive.


PLYMOUTH – APPROXIMATELY 20 MILES

EXETER – APPROXIMATELY 50 MILES

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ACCOMMODATION

A wonderful opportunity to make this imposing period property believed to originally date back to 1864, your very own country residence. The property is located in an idyllic, enviable setting which has many character features in regard to the original era. Whilst being tastefully enhanced, upgraded, rewired and refurbished by the current vendor the charm has been retained throughout. Due to the layout of the accommodation multi generational living could be an option. The property can be assessed via three alternative entrance doors and the accommodation is immaculately presented. The main reception room being the Lounge has the main feature as a cast iron wood burner set on a granite hearth with a wooden lintel. There are ceiling beams, a shaped window facing to the front and the first of two staircases rises to the first floor. The Master Bedroom is a large double bedroom and is double aspect. There are beams and views can be enjoyed from both the front and rear aspects. The impressive en suite Bathroom comprises of a claw foot double ended bath with a Victorian style shower head in a central position, wash hand basin and low level WC. Window to the side, extractor and aqua waterproof panelling to the walls.

From the Sitting room an internal door leads into a study which has a window to the side and book cases. There is a front Porch with the original entrance door, exposed walling and granite step. The Kitchen/breakfast room has been totally redesigned, refurbished to a high specification and is fitted with a range of gloss wall and base units, work top surfaces with matching up stands, pan drawers and 4 ring electric hob with a canopy over incorporating the extractor. There is space for oversized fridge/freezer, built in eye level double oven and the room faces to the rear. There is a breakfast bar and then the main dining area follows. There are shaped windows to the front with a pleasant outlook, beamed ceiling and under stairs storage cupboard. In addition there is a study area which can be utilised for individual needs and would be a pleasure to work from. The Utility room has work top surfaces, plumbing and space for a washing machine, space for tumble dryer, Belfast sink with hot and cold taps and loft hatch. To the left hand side a door leads into a hallway with under stairs storage cupboard ideal for coats and shoes. The ground floor Shower room comprises of low level WC, wash hand basin, shower cubicle with two waterfall shower heads. Heated towel rail, extractor, aqua waterproof wall covering. The formal Dining room is a versatile room which can be adapted for individual requirements, facing to the front and has a pleasant outlook across to woodland. The Conservatory has a lovely outlook across the private rear garden and is an ideal choice for morning/afternoon coffee.

From this section of the property there is a staircase via the Hallway rising up to the first floor Landing which gives access to the Bedrooms and Shower room. Bedroom 2 is a double bedroom which faces to the front and has beautiful views across the Tamar Valley and woodlands. There is a further window to the side and there is loft access. Bedroom 3 is a double bedroom and faces to the rear with views over the rear garden. Bedroom 4 is a double bedroom and faces the front again enjoying the views and includes a mirror fronted wardrobe. The Shower room comprises of low level WC, vanity unit with shaped wash hand basin, walk in oversized shower which has a waterfall shower head and a secondary shower head, aqua waterproof covering to the walls, heated towel rail, velux window and extractor.

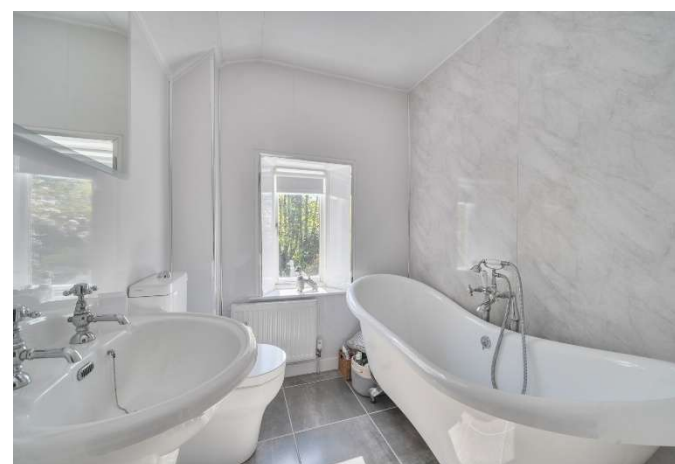


THE GROUNDS

From the private lane a gateway opens up to a parking area suitable for numerous vehicles. There is a Double Garage with roller shutter doors, power, light and windows. Attached to the Garage there is a Storage building ideal for garden utensils, lawn mower etc with power and double enclosing doors. Subject to the necessary consents there may be a possibility of converting or developing this building.

The gardens and grounds which are landscaped, envelope the property amount to approximately 1 acre. They are a wildlife haven and include lawns, raised beds, soft fruit bushes including blackcurrants, an array of mature shrubs such as rhododendrons, woodland, oak tree and spring/summer flower beds including a blanket of bluebells, daffodils and primroses. There are also apple trees and panoramic views can be enjoyed from the Summer House, view points and seating areas.

Just behind the property there is an attractive paved patio area ideal for al fresco dining and entertaining complete with a walled garden and steps leading up to the rear. A stone out building has electric and is an ideal space for bikes, garden utensils and further white goods.



PROPERTY DETAILS

SERVICES: Electricity: Mains Supply Water: Private Supply
Sewerage: Private Supply

EPC RATING: Current - 44 | Potential - 67

COUNCIL TAX: Band E

TENURE: Freehold

AUTHORITY: Cornwall Council

VIEWING

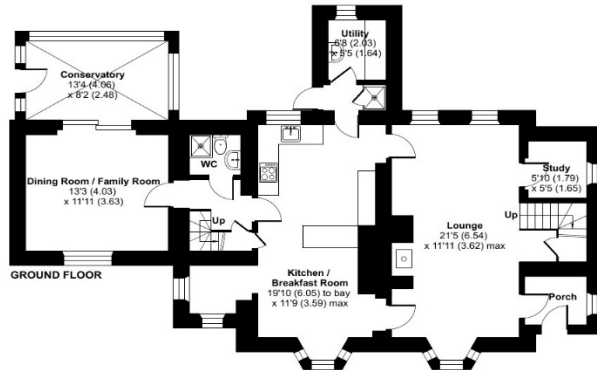
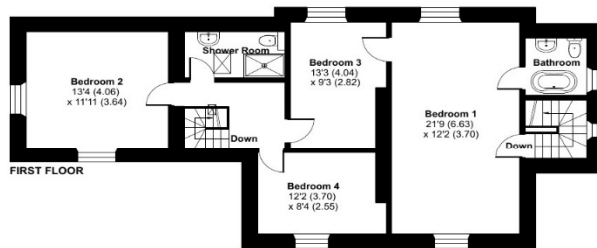
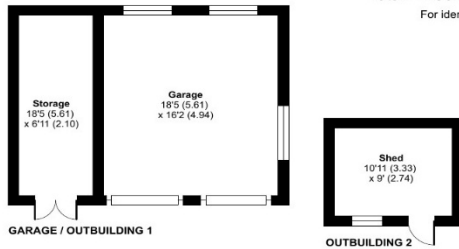
Strictly by appointment with the sole agents, Dawson Nott.

The property benefits from oil fired central heating, uPVC double glazing and recently replaced central heating system and boiler.



Trecombe, Callington, PL17

Approximate Area = 2009 sq ft / 186.6 sq m
 Garage = 298 sq ft / 27.6 sq m
 Outbuildings = 225 sq ft / 20.9 sq m
 Total = 2532 sq ft / 235.1 sq m
 For identification only - Not to scale



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: 1442364

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		44	
(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.

