

Anvil Cottage

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South Hill, Callington, PL17 7LP

Callington 3.1 miles - Lewannick/(A30) 7 miles - Plymouth 18 miles

A versatile and well proportioned detached property with an impressive and well stocked rear garden in a rural parish setting

- Attractive Gardens
- Gated Driveway
- Versatile Layout
- Large Conservatory
- Tenure: Freehold
- 4 Bay Garage Block
- Rural Outlooks
- Kitchen/Diner
- Generous Sitting Room
- Council Tax Band: E

Guide Price £450,000

SITUATION

The property is set in the heart of South Hill, a rural parish nestled amongst the unspoilt countryside of east Cornwall. Characterised by rolling farmland and scattered hamlets, South Hill and the property offer a peaceful and secluded setting with far-reaching views. At its heart lies the historic parish church of St Sampson, while the wider location provides easy access to the amenities of nearby Callington and Launceston, both with a comprehensive range of shopping, leisure and educational facilities range of amenities. The nearby Cornish villages of Coads Green and Lewannick are within 7 miles of the property both with well respected primary schools and access to the A30 near Lewannick. The larger town of Tavistock, on the edge of the Dartmoor National Park, is some 13 miles to the east and offers similar facilities with the addition of its Pannier Market and the renowned Mount Kelly public school whilst the city of Plymouth is just over 18 miles away. Overall, South Hill is well suited to those seeking a quiet, countryside lifestyle within a close-knit rural community.

DESCRIPTION

A spacious dormer bungalow having been successfully extended overtime by the current owners to offer well proportioned accommodation and four double bedrooms over two floors. The property is understood to have been originally built in 1960's of a concrete frame construction with stone cladding and has been improved by the current owners in the last 20+ years. Enjoying a generous plot with attractive and well established gardens, the property is completed with a gated driveway and a detached four bay garage block.







ACCOMMODATION

The property offers a versatile and flexible layout with four double bedrooms in total, two on each floor and generous reception rooms. There is a main hallway with various storage cupboards, a ground floor family shower room and separate cloakroom with WC. The kitchen/diner has a range of base and wall mounted units, an island with seating and ample space and plumbing for under counter white goods. There is a double oven, an inset induction hob and sliding doors to the rear garden. The sitting room enjoys a far reaching rural views, a centrally positioned woodburning stove and an adjoining study overlooking the rear garden. The conservatory is a generous overlooking the gardens with doors to the decked seating area. There are two ground floor bedrooms, with bedroom three serviced by its own en-suite shower room.

The staircase and landing is a real feature of the property, spacious and well lit with a feature window to enjoy the rural outlooks. Both double bedrooms on the first floor have dormer windows, with bedroom two having a partition at the rear to offer a walk in dressing room. The family bathroom is complete with a bath and electric shower over, WC and wash hand basin with wooden Velux windows.

OUTSIDE

One of the most impressive features with the property are the gardens, which wrap around the property and then extend to the rear with. Incredibly well stocked and designed, the gardens feature a wide variety of rare shrubs and specimen bushes, providing year-round interest and colour, along with a good degree of privacy. Borders are thoughtfully arranged with a mix of evergreen and seasonal planting, complemented by gently winding pathways that add structure and ease of access throughout the level plot. There is a dedicated rose garden found to one side of the property, with an abundance of roses, lawned garden and wildlife pond. The space is designed to be both attractive and manageable, with various outbuildings including a generous greenhouse, summerhouse and potting shed, along with seating areas positioned to take full advantage of the peaceful setting.

SERVICES AND ADDITIONAL INORMATION

Mains electricity and water, Private drainage via septic tank. Oil fired central heating and woodburning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Please note we are informed by the owners that the property was built in the 1960's of a concrete frame construction with stone cladding. We advise all interested parties who require a mortgage to check with their broker before travelling and viewing the property.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Launceston proceed along Western Road and at Pennygillam roundabout take the B3254 signposted Liskeard and South Petherwin. Proceed on this road until reaching the crossroads at Congdons Shop and turn left. Continue for approximately 4 miles passing through Coads Green and on entering Bray Shop, turn right onto Trefinnick Road signposted towards South Hill. Follow this road into South Hill and at the junction turn left, where the property will be found on the left hand side after a short distance.

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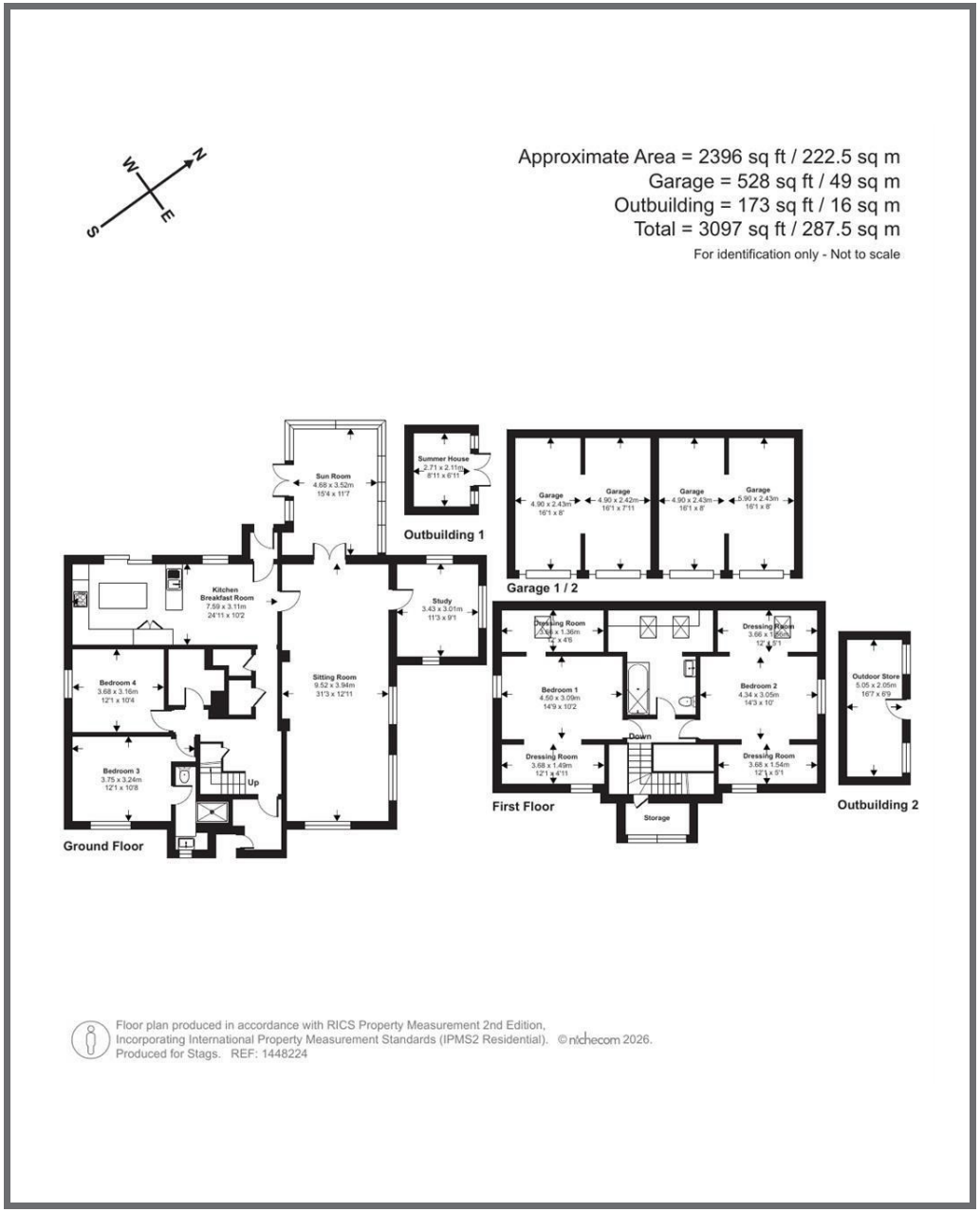


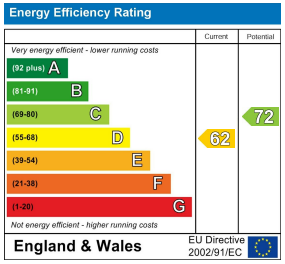




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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