



Price £795,000 - Freehold
Callington. PL17 8AH

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ESTATE AGENTS

A stunning Grade II listed residence which has been greatly improved by the present vendors to provide an impressive home set within its own grounds amounting to approximately 4.8 acres. The original property was converted in 1995 and has many character features including A framed vaulted exposed ceilings, cathedral shaped doors, oak flooring, granite and slate fireplace housing the wood burning set, Minstrel landing and mullion windows. There are many period artefacts both internally and externally.

Outside the property is approached via a gateway and driveway giving access to the garage/workshop, ample parking and car port. The gardens are divided into sections and would be a gardeners or people wishing to have a small holdings haven. They consist of a formal courtyard, primary gardens, orchard, lawns, soft fruit cages and raised vegetable gardens. There are chicken and duck coops and areas ideal for bee hives. The lower land is divided into livestock fields with perimeter and dividing fences and there are a number of useful out buildings positioned throughout the gardens and land which are described further in the brochure. The property would make an incredible home for a variety of buyers, enjoys wonderful countryside views and this is country living at its best. Oil fired central heating.



Situation:-

The property is situated on the fringes of the popular village of Harrowbarrow with its own shop, primary school and village hall and is approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake where there is a railway station with a regular train service into Plymouth. Tavistock, some 7 miles distant, is a thriving market town adjoining the western edge of the Dartmoor National Park. Plymouth is only 18 miles away with fast Inter City rail links to London, Bristol and the North. There are also ferry services to Roscoff, Brittany and Santander, Northern Spain. There are many recreational pursuits nearby for all the family including visiting the Tamar Valley an area of outstanding natural beauty.

Entrance:- An entrance gateway opens on to a granite stone pathway which leads up to the front and side, period solid oak doors edged in granite. The side door gives access to:-

Reception Hall/Boot Room:- 12'5" (3.78m) x 8'4" (2.54m) Oak framed double glazed window to the front elevation with deep slate sill. Flagstone flooring and matching steps giving access to the main residence. Radiator.

Bedroom Four:- 15'3" (4.65m) x 15'1" (4.6m)

Double Bedroom which would make an ideal guest room having oak double glazed windows with a deep slate sill and two cowslip enclosed windows with slate sills. Radiator, free standing large vanity unit with wash hand basin, period style tap over and drawer space.

From the dining room an oak internal door gives access through to three stairs which lead down to:-

Office:- 21'8" (6.6m) x 8'6" (2.59m)

With oak encased window with a deep slate sill and a further oak window with deep wooden sill, radiators and A frame ceiling beams. Oak flooring, oak door gives access through to:-

Sun room:- 22'1" (6.73m) x 12'3" (3.73m)

Facing south with wonderful views stretching across the gardens, land and surrounding countryside. Oak framed double glazed encased windows. Flagstone flooring, radiator, door giving ACCESS to the exterior. Boiler cupboard housing the central heating and hot water boiler.



Second Oak door gives access into:-

Shower room:- 8'9" (2.67m) x 7'7" (2.31m)

Suite comprising of low level WC, period style vanity unit incorporating the wash hand basin with tiled splash back edged in wood and cabinet beneath. Oak double glazed window to the front elevation with slate sill, shaver light and point. Shower cubicle including a tray, enclosing doors and electric shower. Tiling to the walls, beams, radiator, display niche and tiling to the floor.

Dining Room/Reception:- 32'0" (9.75m) x 14'10" (4.52m)

A most impressive reception room having the main features of this room as a granite fireplace with a cast iron multi-fuel burner set on a slate hearth and the original A framed vaulted exposed beamed ceiling. Oak double glazed window with deep slate sill, central oak stair case rising to the first floor minstrel landing. Radiators, wooden oak framed double glazed French doors giving access to the formal garden. Two sets of Cathedral shaped doors give access into the Dining Room edged in period beams, oak floor.

Living room:- 15'9" (4.8m) x 14'6" (4.42m)

A welcoming room with a cosy ambiance having oak finished double glazed windows looking out across the formal gardens with slate sills and wooden window seats. Cathedral shaped doors open to the under stairs storage cupboard. Radiator, oak floor.

Kitchen/Breakfast room:- 18'0" (5.49m) x 13'8" (4.17m)

Newly refurbished with a comprehensive range of wall and base units, wood work top surfaces, under unit lighting and feature tiling. Belfast sink unit with one and a half bowl and drainer with period style tap over. Fireplace recessed area which is finished in slate and stone housing the range cooker having an electric hob, ovens and warming oven. Breakfast bar with wood surface, base units and drawer space. Oak windows with tiled sill and edged in granite. Flagstone flooring, radiator, airing cupboard housing the Heatrae Sadia Megaflo Cylinder.

Minstrel Landing:-

The minstrel landing overlooks the most impressive Dining room where the original A framed beams can be fully viewed. Period style linen cupboard.

Master Bedroom:- 18'6" (5.64m) x 13'8" (4.17m)

A spacious and light double bedroom having the original mullion windows with wooden lintel above finished in granite. Radiators, Velux window and a further oak window with a slate sill.

Bathroom:- 7'5" (2.26m) x 7'5" (2.26m)

Comprising of low level WC, pedestal wash hand basin, double curved bath with a Victorian style central shower head, shower panel, Velux window, part tiling to the walls, radiator, shaver light and point and extractor.

Walk-in Wardrobe:- With hanging rail and storage space.

Landing:- From the main landing there is an opening through to a further landing with beams.

Bedroom Two:- 15'9" (4.8m) x 12'5" (3.78m)

Double bedroom with A frame ceiling beams and radiator. Oak double glazed windows with deep slate sill.

Bedroom Three:- 16'0" (4.88m) x 10'4" (3.15m)

Double bedroom with large double glazed Velux window, radiator. A frame ceiling beams, recessed area suitable for wardrobes and bedroom furniture which has the possibility of being adapted to provide an en suite.

Outside:-

Storage building:- 30'7" (9.32m) x 12'9" (3.89m)

In keeping with the main residence with oak folding doors, lighting and finished in slate and stone.

Filter room:-

Attached to the sun room with an enclosing door which can be adapted for individual needs.

Garage/Workshop:- 21'5" (6.53m) x 13'5" (4.09m)

With wooden enclosing doors, again finished in slate and stone. Numerous power points and light, oak window to the side and oak door. Range of useful cupboards and workshop area, sealed flooring. Opposite the garage there is also a covered area suitable for storage purposes/car port.



Field shelter/Outbuilding:- 38'0" (11.58m) Max x 12'0" (3.66m) Max

Which can be utilized for individual purposes and is mobile. Doors to each section.

Gardens/Land:-

On approaching the property there is a gravel driveway with a five bar gate giving access to the parking area, garage and rear of the property. The front gardens have lawns and spring/summer flower beds finished and edged in slate chevron and stone walling. A gateway then gives access to the pathway leading to the main entrance to the property. To the right hand side of the property there are two further entrances one to the gardens and one to the land below. To the rear of the formal courtyard garden includes granite steps, has a central stone and granite finished water feature, lawns with edging, gravel pathways, external lighting. Steps lead up to a lawned walled garden part of which has recently been rebuilt and includes flowers and shrubs. Natural hedging and an archway leading through to the parking area. The primary garden is laid to lawn and is well stocked with a variety of trees, flowers, shrubs a raised stone and slate finished flower garden with

an abundance of different tree species and a soft fruit growing area. The garden also includes a Poly tunnel with woodchip and membrane, greenhouse, raised vegetable gardens, willow arch and vines, duck and chicken coops, larch screened oil tank. An orchard includes both older and newly planted apple and plum trees and is an ideal choice for bee hives. British standard hedge providing a wildlife corridor. The lower land has been divided into sections for the use of livestock fields. There is a perimeter fence which is higher than a standard stock fence and there is internal fencing. The land has been renovated which took over a year and has water supply to each field, troughs and taps. The present vendors have kept sheep and pigs on the land but this would make an ideal equestrian facility or could be adapted for individual preferences. Access to the Lane.

Services:-

Electricity. Oil fired central heating. Water via bore hole. Septic tank drainage.

Council Tax:-

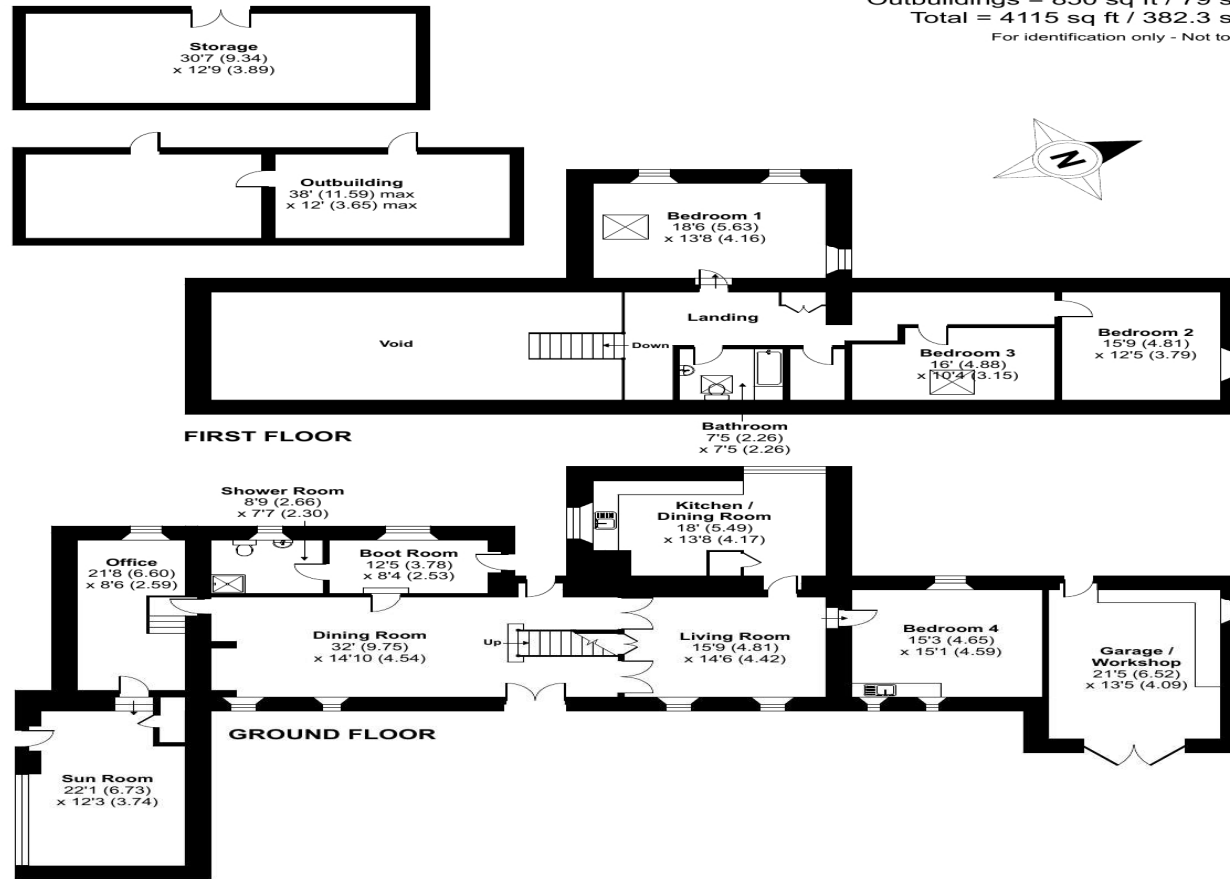
According to Cornwall Council the council tax band is B.





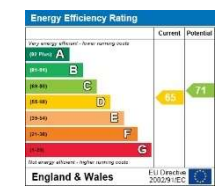
Callington, PL17

Approximate Area = 2975 sq ft / 276.4 sq m (excludes void)
 Garage / Workshop = 290 sq ft / 26.9 sq m
 Outbuildings = 850 sq ft / 79 sq m
 Total = 4115 sq ft / 382.3 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). © nctechcom 2024. Produced for Dawson Nott Ltd. REF: 1210866

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Measurements: - These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built-in furniture.
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