





An impressive and deceptively spacious 3 bedroom detached property situated in a peaceful and popular village setting. The accommodation includes 3 double bedrooms with the main bedroom en-suite plus a walk-in dressing room. The property is beautifully appointed and upgraded by the current vendors and includes flexible accommodation with bedrooms on the ground floor and first floor and likewise a ground floor sitting room plus a particularly spacious open-plan living space (formally an art studio and could be a 4th bedroom if divided).

The property is accessed via a sweeping driveway, where there is provision for numerous vehicles to park alongside turning space. The vendors have thoughtfully landscaped the garden to provide numerous seating areas. There is a decked area wrapping around the property with a lawned area below. There is a door providing access into the garden room, which is open-plan to the ground floor sitting room and enjoys a wonderful country outlook. The sitting room is a great size and has a door through to the inner hallway and access to two of the bedrooms, both of which are spacious double rooms with the main bedroom featuring the stylish en-suite and walk-in dressing area.

The ground floor accommodation includes an open kitchen/breakfast room with a stylish modern kitchen with deep blue doors. There is a hallway with stairs to the first floor, double external doors and a recess ideal for a study area. There is a door into the utility room which is ideal for coats and boots with a door to the integral garage.

On the first floor, there is the impressive dual aspect living room, which is a fantastic and flexible space with lovely country views. There is a great deal of storage in the eaves, a door into a well appointed shower room. Adjoining this is another double bedroom, which is a great size with great country views once again. The layout of the property would lend itself to multi-generational living or alternatively a large family home.



- 3 Double Bedrooms
- 2 Generous Living Rooms
- Landscaped Gardens

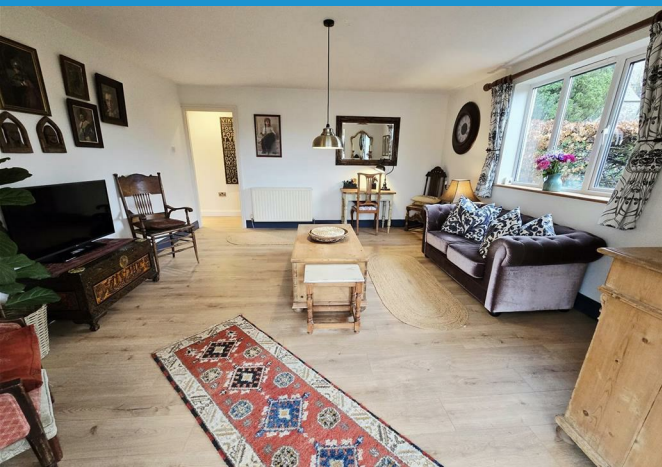
- Integral Garage and Parking For Numerous Cars
- Countryside Views
- Peaceful Setting In Good Sized Corner Plot

Situation

St Dominick is a pretty East Cornwall village with a wealth of amenities including a well renowned public house and a primary school which is rated outstanding. The village is on a bus route, there is a village shop and St Mellion Golf & Country Club is only a 5 minute drive away. Also close-by is a Waitrose and Tamar View Garden Centre/Cafe at Carkeel. The village offers good access to the nearest town in Callington where there is a secondary school, supermarkets and a range of other amenities in the town centre. The village also offers good access to the City of Plymouth alongside the Tamar River where there are stunning views and the National Trust attractive of Cotehele House with its stunning gardens and Mill set down by the river.

Directions

The postcode is PL12 6TP.



Entrance Hallway
14'7" x 6'8" (4.45m x 2.05m)

Kitchen / Breakfast Room
11'7" x 11'3" (3.54m x 3.44m)

Utility Room
8'7" x 7'8" (2.64m x 2.34m)

Bedroom 1
15'1" x 10'8" (4.60m x 3.26m)

En-Suite
9'2" x 4'5" (2.80m x 1.35m)

Walk In Wardrobe
5'6" x 4'5" (1.69m x 1.36m)

Bedroom 2
14'7" x 11'4" (4.45m x 3.47m)

Inner Hallway

Sitting Room
15'1" x 14'7" (4.62m x 4.46m)

Sun Room
10'10" x 5'8" (3.32m x 1.74m)

First Floor

Living Room
30'9" max x 18'2" (9.37m max x 5.54m)
30'9" max narrows to 21'7"

Bedroom 3
18'2" x 10'7" (5.56m x 3.24m)
3.24m narrows to 2.84m

Bathroom
8'6" x 7'4" (2.61m x 2.24m)

Integral Garage
18'8" x 8'10" (5.69m x 2.70m)

Services

Mains Electricity, Water and Drainage
Central Heating Type - Oil.
Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



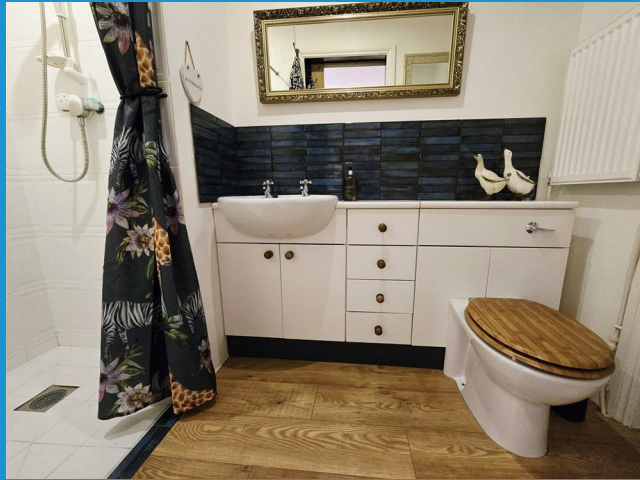
Approximate Area - 2087 sq ft / 193.8 sq m
Limited Use Area - 263 sq ft / 24.4 sq m
Garage - 169 sq ft / 15.7 sq m
Total - 2519 sq ft / 233.9 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.