



3 Valley View Lane Glebe Farm

South Hill, Callington, PL17 7LP

Offers Over £350,000



LAST ONE REMAINING- Superbly-presented & beautifully situated brand new detached house enjoying fabulous countryside views. Briefly, the accommodation comprises an entrance hall, downstairs cloakroom/wc, open-plan living room & kitchen, whilst on the first floor are 4 bedrooms, 2 with ensuite facilities & family bathroom. Externally, there are level gardens to the front and rear together with a 2-car drive, garage plus additional parking. Double-glazing, including under-floor heating to the ground floor & central heating.



VALLEY VIEW, SOUTH HILL, CALLINGTON, PL17 7LP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'7 x 4'8 (3.23m x 1.42m)

Providing access to the ground floor accommodation. Stairs ascending to the first floor.

OPEN-PLAN LIVING ROOM 18'1 x 17'9 (5.51m x 5.41m)

Ample space for seating and dining. Cupboard housing the hot water cylinder. Window to the rear elevation overlooking the garden. French doors leading to outside. Open-plan access through into the kitchen.

KITCHEN 10'11 x 8'10 (3.33m x 2.69m)

Fitted with a range of modern base and wall-mounted cabinets with contrasting fascias, polished Quartz-style work surfaces and a matching splash-back. Stainless-steel one-&-a-half bowl single drainer sink unit. Inset NEFF hob. Built-in NEFF oven and microwave. Integral fridge and freezer. Integral dishwasher. Inset ceiling spotlights. Window to the front elevation with lovely countryside views.

DOWNSTAIRS CLOAKROOM/WC 6'6 x 3'8 (1.98m x 1.12m)

Fitted with a wall-mounted wc with a push-button flush and a wall-mounted basin with drawer storage. Towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured window to the front elevation.

FIRST FLOOR LANDING 14'1 x 6'6 (4.29m x 1.98m)

Providing access to the first floor accommodation. Hard wood rail and glass balustrade. Recessed cupboard. Loft hatch.

BEDROOM ONE 16'2 x 9'11 (4.93m x 3.02m)

Window to the front elevation providing lovely countryside views. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'4 x 4'6 (2.84m x 1.37m)

Comprising a double-sized enclosed tiled shower with wall-mounted controls, wall-mounted basin with drawer storage and wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM TWO 12'4 x 10'11 at widest point (3.76m x 3.33m at widest point)

Built-in double wardrobe. Window to the rear elevation. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'2 x 5'3 (2.49m x 1.60m)

Comprising an enclosed tiled shower with wall-mounted controls, wall-mounted basin with drawer storage and a wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights.

BEDROOM THREE 10'11 x 10'8 (3.33m x 3.25m)

Window to the front elevation with lovely countryside views. Inset ceiling spotlights.

BEDROOM FOUR 8'1 x 7'1 (2.46m x 2.16m)

Window to the rear elevation with views over the garden. Inset ceiling spotlights.

BATHROOM 7'1 x 6'3 (2.16m x 1.91m)

Comprising a bath with a tiled area surround, shower over and wall-mounted controls, wall-mounted basin with drawer storage and a wall-mounted mirror with integral lighting over and a wall-mounted wc with a push-button flush. Wall-mounted chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

GARAGE 21'4 x 10'3 (6.50m x 3.12m)

Up-&-over door to the front elevation. Rear access door. Power and lighting.

OUTSIDE

There are level gardens laid to lawn to both the front and rear elevations. There is a paved patio area to the rear.

AGENT'S NOTE

The ground floor has under-floor heating and the first floor has radiators.

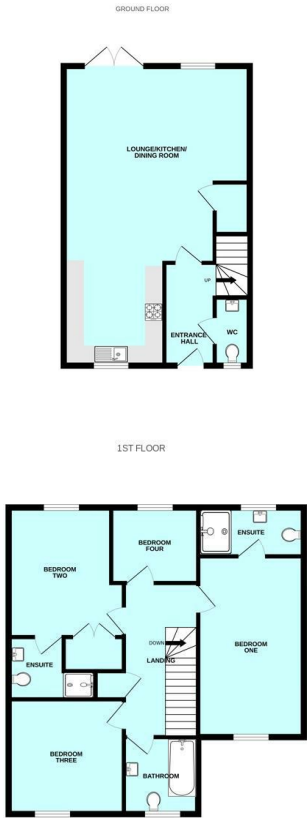
Private drainage.

Management charge likely to be £250-£300 per year.

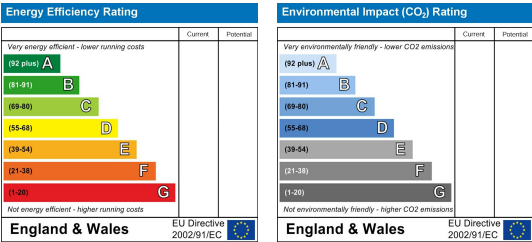
Area Map



Floor Plans



Energy Efficiency Graph



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