

Callington, PL17 7EG



DAWSON **nott**

ESTATE AGENTS

Callington, PL17 7EG

LOCATION

A WONDERFUL OPPORTUNITY TO PURCHASE A SPLENDID DETACHED HOUSE SITUATED IN ONE OF THE MOST FAVOURED LOCATIONS OF CALLINGTON The property has been lovingly owned by the same family for almost 49 years. Spacious & versatile accommodation, enjoying countryside views across to Kit Hill. Would be suitable for a variety of purchasers. VIEWING ESSENTIAL.

Callington is a small town with a thriving community in South East Cornwall approximately 15 miles from Plymouth. It has infant and Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist surgeries, regular Bus Services, Cafes, Public houses and Town Hall. There are many recreations pursuits to be enjoyed by all the family and their guests.


PLYMOUTH – 15 MILES

EXETER – 47 MILES

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590

Email: info@dawsonnott.co.uk

 dawsonnott.co.uk



ACCOMMODATION

The property is approached via a granite gravel finished driveway and curved steps rising to the colonial style front entrance. The main front door opens to the welcoming hallway where a hardwood staircase rises to the first floor. An arch then leads to the Inner Hallway where doors give access to the ground floor accommodation. There is a display niche with shelving and a bookcase section. Bedroom 3 is a light and airy double bedroom with the windows facing to the front over looking the garden with views across to the countryside. This is a versatile room which could be used as a reception room if preferred. There is a range of bedroom furniture including wardrobes and enclosed dressing table area with lighting and mirror. There is an electric fire and PIV system. The Dining room is situated to the right hand side of the hallway having windows facing the front with a pleasant outlook over the garden and countryside. There is ample room for both a dining room table and chairs and further reception furniture. The Lounge is a warm and inviting room having the main feature as the bath stone fireplace with inset modern scan wood burner. There are picture rails, a window and sliding French doors. The Conservatory is a wonderful room to relax in over looking the private rear garden and has sliding patio doors allowing access to the garden. There is a ground floor Bathroom with a suite comprising low level WC, wash hand basin, spa bath and a separate corner shower cubicle housing the shower. Airing cupboard with a heater, toiletry cupboard and frosted windows facing to the rear. The Bedroom 4/Occasional room would make a lovely guest room or study which faces to the front. The modern kitchen is arranged in two sections and includes a range of wall and base units with attractive quartz work top surfaces and matching tiled splash backs. Wine cooler, pan drawers, shaped sink unit with a quartz drainer. Glass fronted display cabinets, space saving pull out unit and built in under unit fridge. Brick detailed arch leads through to the second section which has a gas range with 5 ring hob, warming plates and ovens beneath. Built in dishwasher, circular sink unit with drainer, bay window to the rear elevation over looking the garden and door to the side. Worcester central heating and hot water boiler. The side Porch/Utility has plumbing for a washing machine, space for tumble dryer and further white goods. Door gives access to the rear garden.

On the first floor the Landing gives access to the first floor accommodation and faces to the front. You first enter the Master suite into the Dressing room facing to the front and has the benefit of views, velux window to the rear and access to the eaves space. Stairs then descend to the spacious double Bedroom with windows facing to the front again enjoying the views and further windows to the rear overlooking the garden. Wall mounted heater/air conditioning unit, range of modern fitted wardrobes one being mirror fronted. There is also a En suite Cloakroom comprising of low level WC, wash hand basin and extractor. Bedroom 2 is double bedroom complete with a range of base cabinets, storage cupboards with display areas above, loft access and wardrobe. The shower room completes the accommodation and includes a low level WC, bidet, shaped wash hand basin, over sized shower cubicle housing the electric shower, velux window to the rear and heated towel rail.

The property is well maintained, has versatile accommodation and the vendors have advised that the roof was replaced in 2016.



THE GROUNDS

To the front an opening gives access to the sweeping driveway suitable for 3/4 vehicles leading up to the front entrance and double garage. The main garden includes a shaped lawn, circular paved section edged with shrubs and flowers and there is natural hedging. There is a Summer house with a decked area and seating.

The attractive rear gardens have paved patio sections and a decked terrace, all being ideal choices for alfresco dining and entertaining with friends and family. There is a lawn, pavilion, multiple places to sit and enjoy the sun, stepping stones and a variety of mature plants and trees. The garden offers a tranquil ambiance and attracts a great deal of wildlife.

The double garage has an electric operated up and over door, rear door and power and light. In addition to the double garage there is a workshop/garage with up and over door, power and light.



PROPERTY DETAILS

SERVICES: Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply

EPC RATING: Current - 61 | Potential - 70

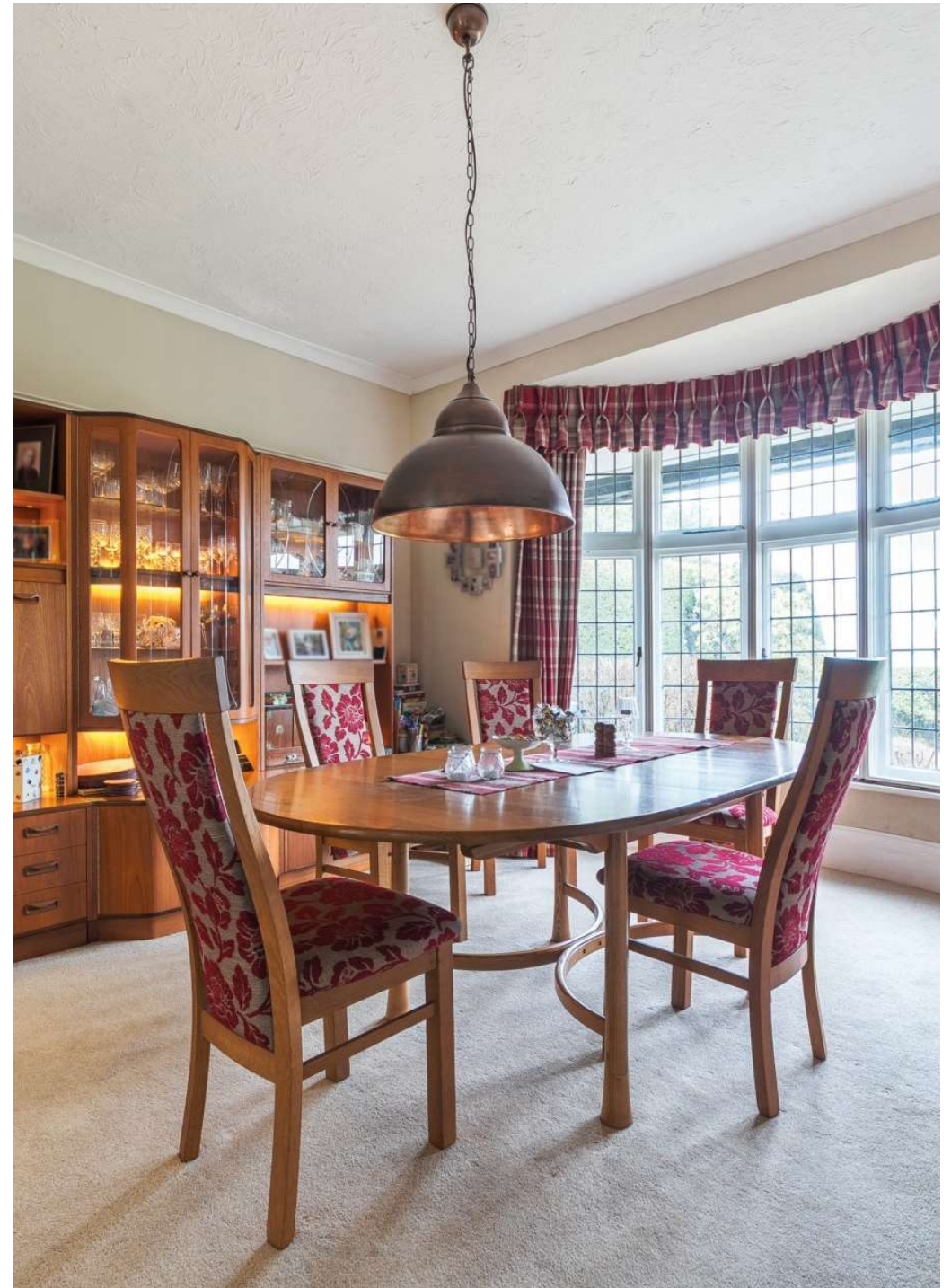
COUNCIL TAX: Band E

TENURE: Freehold

AUTHORITY: Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.

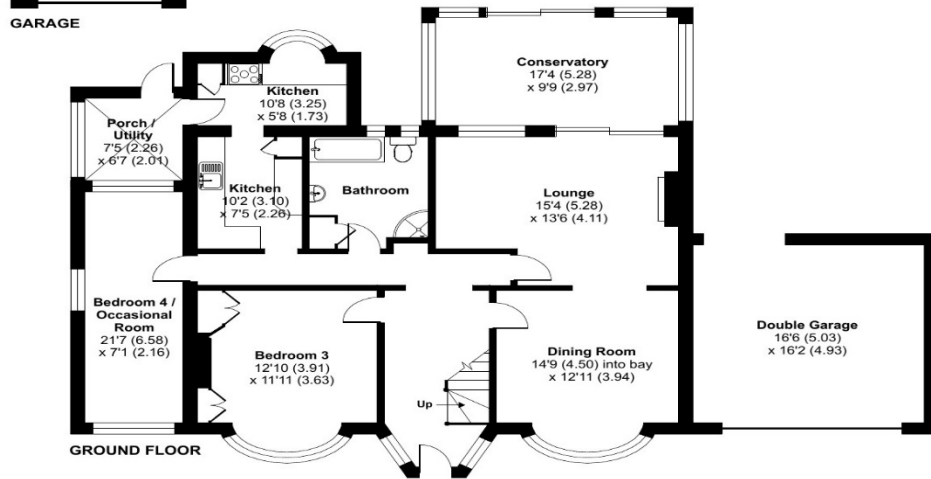
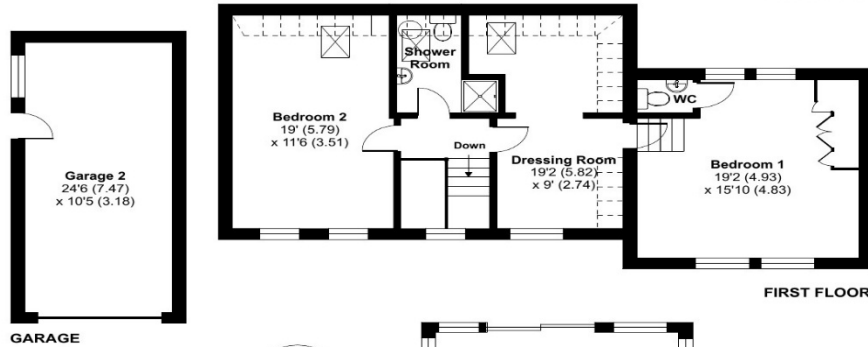


Saltash Road, Callington, PL17



Approximate Area = 2188 sq ft / 203.3 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Garage(s) = 524 sq ft / 48.7 sq m
 Total = 2780 sq ft / 258.3 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1411002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(52 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(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.

