

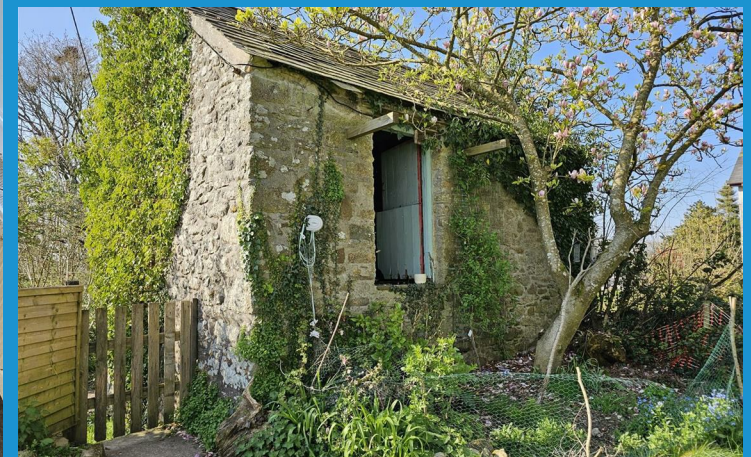


## Burnbrae Higher Downgate

| Callington



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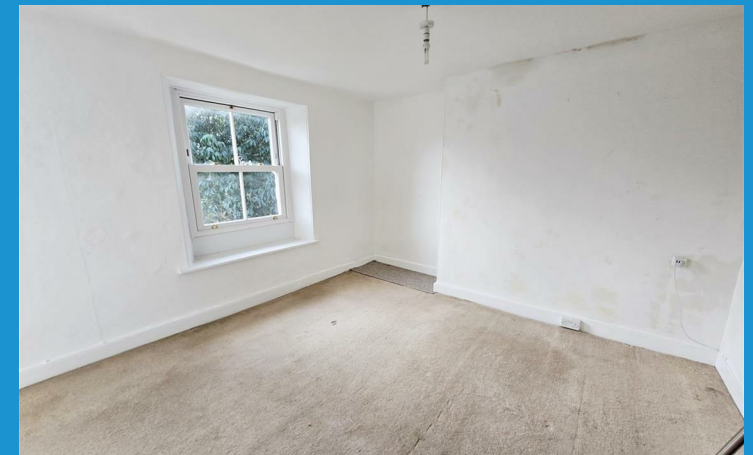


An attractive 3 bedroom character property set in a peaceful village setting with a wealth of features and a stone barn offering great potential subject to the necessary planning consent with lovely country views from the first floor. The property has a pleasant lawned garden and off-road parking next to the barn and is available with no onward chain.

The accommodation includes a spacious open living room with a feature stone fireplace alongside a separate dining room. From here a door links back into the kitchen which in turn leads into the utility room and store room. At the side there is a spacious conservatory. On the first floor there are with 3 bedrooms alongside the family bathroom with all the bedrooms enjoying a pleasant country outlook.

The garden is a real feature of the property, being generous in size and laid to lawn with gated access to the front and an entrance into the stone barn. A pathway leads past the barn to the parking area.

The property has mains gas central heating alongside replacement sash style double glazed windows. The property is in need of updating and TLC although offers great potential.



### Situation

The location of the property provides a rural lifestyle yet good access to the facilities in the nearby town of Callington and there is a village store in the popular nearby village of Stoke Climsland. Downgate is a sought after and attractive village in East Cornwall and offers a pleasant rural lifestyle with numerous country walks through the lanes and local woodland. The neighbouring village of Stoke Climsland offers a Primary School, Village Store and Social Club. The nearest town is Callington where there are supermarkets and a Secondary School and many people in the area commute to the City of Plymouth.

### Directions

The postal code for the property is PL17 8HL. What Three Words 'prepped.remotel.notebook' will take you to the property. As you drive down Downgate hill into the village, the property can be seen on your left hand side, with a parking pull in just below the barn.

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## Entrance Hallway

**Living Room**  
19'11" x 10'3" (6.09m x 3.14m)

**Conservatory**  
22'8" x 10'1" (6.92m x 3.08m)

**Dining Room**  
10'6" x 10'4" (3.21m x 3.15m)

**Kitchen**  
15'11" x 9'2" (4.86m x 2.81)

**Sun Room / Porch**  
9'10" x 7'10" (3.01m x 2.39m)

**Utility Room**  
12'3" x 7'1" max (3.75m x 2.16m max)

**Store**  
8'0" x 6'5" (2.44m x 1.97m)

## First Floor Landing

**Bedroom 1**  
15'7" max x 11'8" (4.76m max x 3.57)

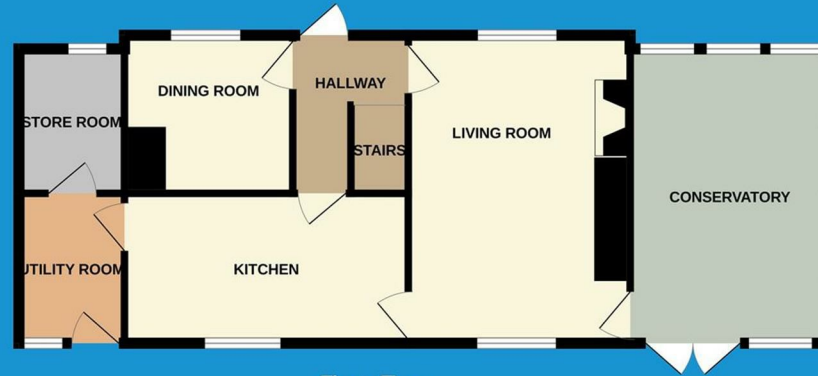
**Bedroom 2**  
12'1" max x 11'7" (3.69m max x 3.54m)

**Bedroom 3**  
15'0" max x 7'10" (4.59m max x 2.39m)

**Bathroom**  
9'10" x 7'10" (3.02m x 2.40m)

**Services**  
Mains Electricity, Water and Gas.  
Private Drainage  
Council Tax Band E.

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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