



Kelly Bray, Callington

PL17 8GH



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ESTATE AGENTS

Guide Price £415,000

Situation :- Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, bus service and cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- **Stunning Greatly improved Georgian Style House**
- **Bespoke Kitchen/Utility with built in appliances**
- **Lounge with modern Wood burner**
- **4 Bedrooms (3 DOUBLE) Master with en suite**
- **Garage, Parking and attractive Gardens**
- **VIEWING HIGHLY RECOMMENDED**



The composite Entrance door opens up to the welcoming Hallway, which has stairs rising to the 1st floor. The Dining room is front facing and an ideal space for family meals. The light and airy Lounge is front facing, features a modern cast iron wood burner, set on a ceramic tiled hearth with a stainless steel flue. There is ample room for reception furniture and French doors give access to the rear garden. The Cloakroom has low level WC, wash hand basin, heated towel rail and faces to the rear. The bespoke and impressive Kitchen is fitted with a range of recently replaced high gloss wall and base units, square edged work top surfaces, under unit lighting and modern brick style tiling. There are a range of built in appliances including a 4 ring Neff Hob with extractor; 2 eye level self cleaning ovens; multi functional oven/microwave; warming drawer; dishwasher and tall fridge. The utility section has under unit space for washing machine and tumble dryer.

On the first floor there is a half galleried Landing which includes an airing cupboard. The Master Bedroom is a double, rear facing with views from the 2 large opening windows. The En suite includes low level W.C, good size shower cubicle with waterfall shower head, heated towel rail, shaver point and sash window. Bedroom 2 is a double with free standing wardrobes and sash window to the rear. Bedroom 3 has a range of fitted wardrobes with lighting. Facing the rear it enjoys the views and overlooks the garden. Bedroom 4 has wardrobes and faces to the front. The Bathroom has a replacement suite including a shaped bath with waterfall shower head over and screen; vanity unit with shaped wash hand basin and encased low level WC. Sash window to the front and feature textured tilina to the walls.



OUTSIDE

To the front, a pathway leads up to the entrance, where there is a Georgian style pillared Canopy. There is parking for 2 vehicles. Walling, natural hedging and a low maintenance garden is to the left of the Garage and laid with pebble and slate chippings. There is an electrical car charging point. The garage/store has an up and over door, loft space, power and light. An internal door provides access to the kitchen.

A pathway leads around the side, then giving access to the rear. The attractive lawned garden with flower beds is level sited. With both a composite raised terrace and further paved patio area ideal for outside dining and entertaining. There is an outside tap and the garden is enclosed with fencing.

Services:- Mains Electric, Gas, Water and drainage.

Council Tax:- According to Cornwall Council the Tax Band is E



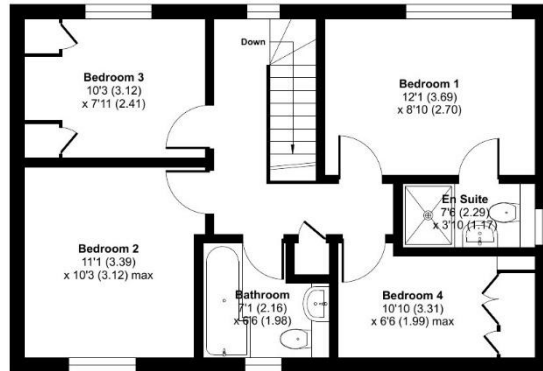
Kelly Bray, Callington, PL17

Approximate Area = 1217 sq ft / 113 sq m

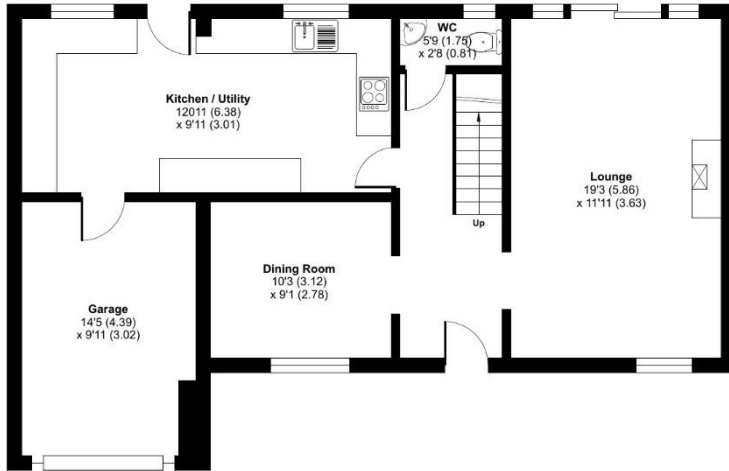
Garage = 142 sq ft / 13.1 sq m

Total = 1359 sq ft / 126.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Dawson Nott Ltd. REF: 1364989

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

