



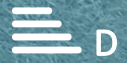
Town • Country • Coast



Oakey Orchard

Lower Metherell, Callington

Guide Price £535,000



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A TRUE HIDDEN GEM!

This four bedroom bungalow with approximately 2 acres of land is tucked away in a quiet cul-de-sac in the peaceful hamlet of Lower Metherell in the Tamar Valley and boasts flexible accommodation - ideal for multi generational living.

You enter the property through a porch that leads into the entrance hall. There is a very generous Living/Dining Room with triple aspect windows flooding the room with natural light and overlooking the adjoining land. There is also a conservatory for extra reception space.

The kitchen is modern, having been put in three years ago by the current vendor and includes built in appliances, double oven, multiple pull out larder cupboards and a useful small breakfast bar. A door leads out to the rear of the property.

The large master bedroom sits to the front of the property and benefits from an en-suite with WC, basin and shower cubicle. The second bedroom is another good sized double as well as a third generous single bedroom. The modern family bathroom has a bath and separate shower unit, WC and basin.

There is also a good sized utility area with space for washing appliances, a WC and separate shower unit as well as access to bedroom 4. This area could be used as an annex separately from the main living area benefitting from an external door to the garden. There is also access to the rear of the garage from the utility.

Outside, to the front is a pretty front lawn and garage/driveway. To the rear is a patio area, ideal for outdoor entertaining, with tiered flower beds leading down to a lawn. A good sized vegetable garden sits beyond the lawn with a shed. Perfect for those looking to live a touch of 'the Good Life'. To the right of the property a private lane leads to the gently sloping land which sits at approximately two acres, including a wooded area, an orchard and a polytunnel.





Porch

Hallway

Living/Dining Room
25'1" x 12'11" (7.65 x 3.96)

Conservatory
11'8" x 8'2" (3.58 x 2.51)

Kitchen
12'9" x 10'5" (3.89 x 3.18)

Bedroom 1
14'9" x 10'11" (4.5m x 3.35)

En-suite

Bedroom 2
10'11" x 10'9" (3.33 x 3.28)

Bedroom 3
7'8" x 7'4" (2.36 x 2.26)

Utility
12'9" x 8'5" (max) (3.91 x 2.57 (max))

Shower Cubicle

WC

Bedroom 4
10'9" x 9'1" (3.28 x 2.77)

Garage
15'8" x 8'3" widening to 10'7" (4.78 x 2.54 widening to 3.25)

Tenure
Freehold

Services
Mains electricity, drainage and metered water. Oil fired central heating. Solid fuel wood burner.

EPC
62 D

Council Tax Band
D

Directions
From Tavistock proceed on the A390 through Gunnislake. Take the left hand turn signposted Cotehele/Metherell and Harrowbarrow and follow the signs for Metherell. Pass through Metherell and take a left turn but the Cross House Inn, sign posted Lower Metherell. Continue through Lower Metherell and turn left into Oakey Orchard and the property can be found at the end of the cul-de-sac on the right.

Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

