

Callington
PL17 7EJ

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ESTATE AGENTS

Guide Price £410,000

Situation:- Callington is a small town with a thriving community situated in South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors and Dentists.

- **Impressive Detached House in favoured Location**
- **Versatile Accommodation that can be adapted**
- **3 DOUBLE Bedrooms**
- **Modern Recently replaced Bathroom**
- **Garage and Ample Parking**
- **Attractive Large Gardens with further scope**











Being placed on the market for the first time in over 30 years is this large detached house set in a prime location of Callington. Entrance door opens into a Sun Porch. Door leads into the Hallway which has stairs rising to the first floor, under stairs storage cupboard and a Cloak cupboard. There is a Cloakroom which comprises of a low level WC, a vanity unit, Aqua waterproof wall covering and non slip flooring. The Kitchen is fitted with a German Wellmann fitted kitchen which comprises of wall and base units with roll top work surfaces, glass splash backs, drawer space, pull out spice rack and a further pull out space saving cabinet. Built in Neff oven with Whirlpool microwave over, Bosch Induction hob with stainless steel canopy above incorporating the extractor. Plumbing and space for dishwasher. Built in fridge, corner display units and glass fronted cabinets. The Breakfast room just off the kitchen has a table and chair seating area. Cupboard housing the central heating and hot water boiler, base units and a door gives access to the rear garden. An internal door also provides access to the garage. From the hallway an internal door gives access to a reception room, which could be used as a formal dining room or study as per individual preferences. The light and airy Lounge is double aspect having the main feature as the Cornish stone fireplace with an inset Living flame, coal effect, Gas fire set on a slate hearth with a wooden mantle over.

On the first floor the Landing provides access to the Bedrooms and recently replaced Bathroom. The Master Suite includes the double bedroom being double aspect enjoying views across to Caradon at the front and Kit Hill at the rear. The dressing room has space for bedroom furniture and the En suite comprises of low level WC, wash hand basin, shower cubicle housing the Electric shower. Bedroom 2 is a large double bedroom again being double aspect, enjoying countryside views. Bedroom 3 is a double bedroom with wardrobes and overlooks the garden. The modern Bathroom has a suite comprising of an encased cistern WC, vanity unit incorporating the wash hand basin with waterfall tap over.Bath with a central shower attachment.Tiling to the walls with contrasting colours and designs. and wall mounted heated towel rail.









OUTSIDE

The Garage has a main door, window to the side, power and light.There is plumbing and space for a washing machine, tumble dryer and further white goods and there is access into the main house.

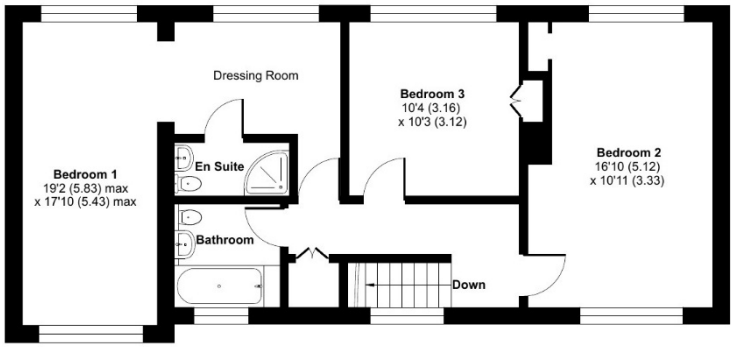
To the front there is parking in the driveway for approximately 4 vehicles. The front garden has paved sections with attractive flower beds and borders, pebble finished areas and fencing. The rear garden which can be accessed from the rear or side elevation is level sited and has many possibilities for additional uses such as adding a conservatory, home office or even a swimming pool. There are areas of lawn, five vegetable plots a Garden Shed. There is raised sleeper edged low mainteance bed ideal for potted plants. Paved a good choice choice for Al fresco dining and entertaining. A selection of trees and the garden is enclosed with fencing. This is a beautiful garden especially in the spring/summer which would be a pleasure to enjoy and relax in.

Services:Mains Electric, Gas Water and drainage

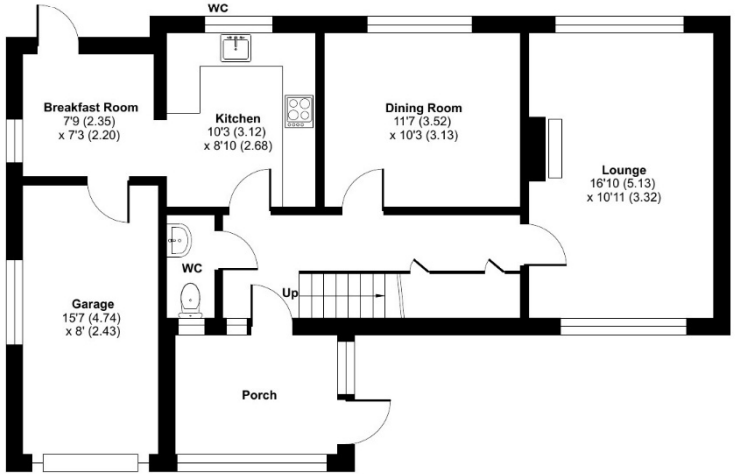
Council Tax: E

St. Germans Road, Callington, PL17

Approximate Area = 1372 sq ft / 127.4 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1499 sq ft / 139.1 sq m
For identification only - Not to scale

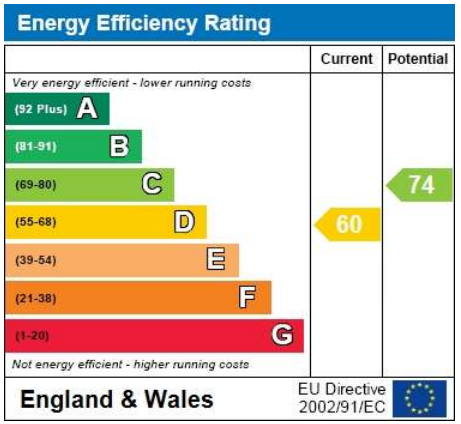


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1438207



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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.

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