



Cawley







# Cawley Rous Road

St Dominick, Cornwall, PL12 6TP

St Mellion Estate/Golf Club 2 miles • Callington 3 miles • Train Station 4 miles • Tavistock Centre 9 miles (11.5 miles via A390) • Dartmoor National Park 9.5 miles • Plymouth City Centre 14 miles

In a sought-after village location, a very bright, spacious and versatile detached house, offering recently refurbished accommodation, thoughtfully landscaped, varied gardens, extensive parking and countryside views.

- Bright, Beautifully Finished Village Home
- Two Beautiful Reception Rooms
- Varied, Colourful, Landscaped Gardens
- Large Driveway and Garage/Hobby Room
- Freehold
- Three Double Bedrooms (One En-suite)
- Recently Upgraded Kitchen
- Large Timber Decking and Pavilion
- Good Privacy, Fine Countryside Views
- Council Tax Band: E

Guide Price £495,000

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## SITUATION

This hugely appealing and versatile home is situated in a quiet, private and sheltered position, on the edge of the sought-after village of St Dominick. The house is surrounded by its own mature gardens and enjoys a wonderful outlook across neighbouring countryside towards Kit Hill. The desirable village of St Dominick is set within the picturesque countryside of East Cornwall, on the edge of the Tamar Valley National Landscape (formerly AONB). The village is served by an Ofsted "Outstanding"-rated primary school, general store with an adjoining post office, two Churches, and the popular pub, the Who'd Have Thought it Inn, and is notable for its strong sense of community. Access to the river Tamar is available nearby, both at Calstock and Cargreen, and there are extensive opportunities in the local area to explore the region's rich heritage, including the National Trust's notable Cotehele House and Estate. Both St Mellion Estate, with its championship golf courses and other leisure facilities, and the 180-acre China Fleet Country Club, are within easy reach. The desirable market town of Tavistock is 9 miles to the northeast and benefits from having a daily bus service into the maritime city of Plymouth, providing schooling options within commutable distance to the southwest.

## DESCRIPTION

This deceptively spacious and highly versatile detached house was built circa 2001 and is solidly constructed of cavity blockwork positioned on a good size corner plot. Having been significantly upgraded in recent years, to include a new kitchen, internal redecoration, new flooring, new entrance doors, an upgraded utility room, improved bathrooms, a new oil tank, re-gravelling of the drive, and meticulously landscaped gardens, encompassing extensive planting and a large timber decking, the property now provides comfort, warmth and character in equal measure. Internally, the bright and well-proportioned accommodation amounts to almost 2,000 sqft, comprising three generous double bedrooms, two bathrooms and two very sizeable reception rooms, including a wonderful family room on the first floor, and there is potential to remodel or adapt the living space further or to provide a fourth bedroom or even an annexe. Externally, the newly landscaped gardens are an undoubted highlight, having been planted with huge variety and colour, and arranged into several attractive and appealing areas to cater for all interests. This well-rounded village home is complete with a large driveway and an integral garage/hobby room.

## ACCOMMODATION

The property is accessed through double entrance doors into a very welcoming reception hallway with stairs rising to the first floor, from where the ground-floor accommodation can be summarised as follows: a bright, dual-aspect sitting room which overlooks and leads out to the garden through a triple-aspect sun room, enjoying a fantastic view towards Kit Hill; the beautifully appointed kitchen; a dedicated utility room providing internal access to the garage, with secondary cupboards, space for laundry appliances and a 1.5-bowl stainless steel sink, and; two good-sized double bedrooms, including one dual-aspect room and a one overlooking the rear garden, served by its own tasteful en-suite shower room and a walk-in wardrobe.





Of particular note, the kitchen is equipped with a very good range of cupboards and cabinets with timber worktops, tiled splashbacks and low-level downlighting, incorporating a four-ring electric hob with an extractor hood, Neff double oven and grill, and a 1.5-bowl, slate-effect composite sink and drainer. There is plumbing beneath the counter for a dishwasher, and space for an upright fridge-freezer.

On the first floor is the very sizeable, beautifully finished family room with a dual aspect, looking out towards neighbouring countryside. It has been fitted with low-level cabinets incorporating a stainless steel sink and mixer tap, plus a breakfast bar, all set up as a drinks or bar area, ideal for socialising and entertaining, and has four access points to full-length eaves storage cupboards on both sides. Off the family room is the third, generously sized, dual-aspect double bedroom, enjoying a pleasant outlook and with two access points to eaves storage, and an adjacent bathroom, complete with both a fully tiled shower enclosure and a panelled bath.

### OUTSIDE

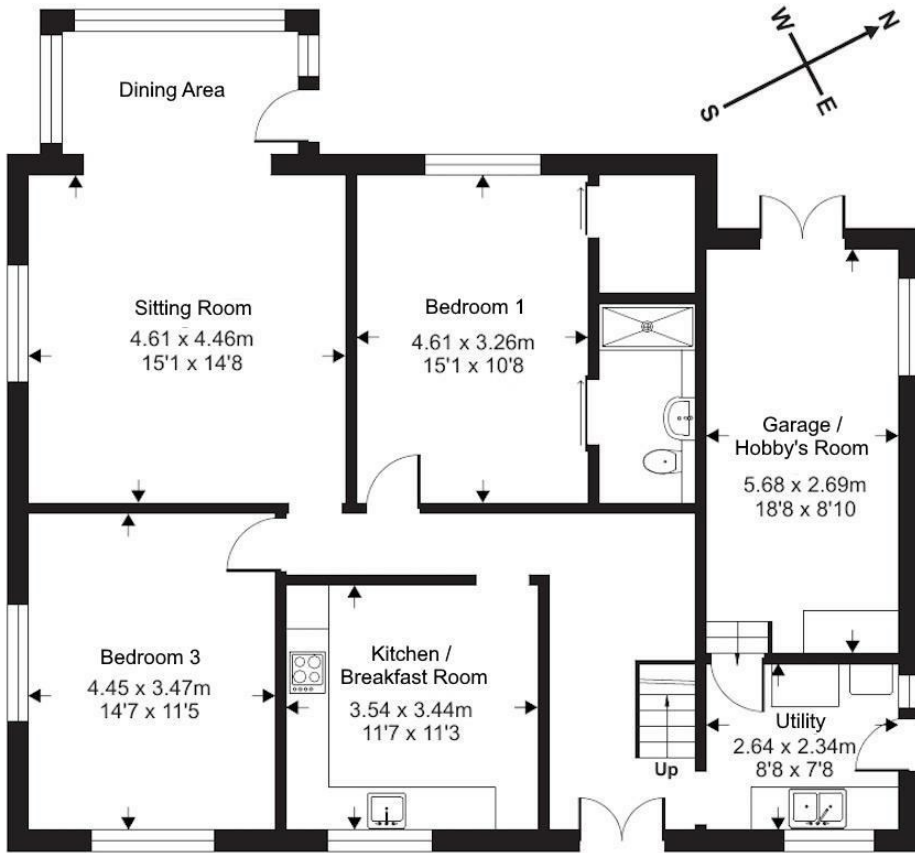
The house is approached over a large concrete and gravelled driveway, which provides extensive parking and turning space and could accommodate a caravan, trailer or other large vehicles. The drive also leads to the integral garage, which has been informally adapted with French doors to the front and is being used for storage and hobbies. The property's gardens are a standout feature, surrounding the house predominantly to the north and east. They have been thoughtfully and cleverly arranged into numerous garden rooms, positioned to take advantage of the sun throughout the day, and to provide different areas of interest and enjoyment. The gardens are full of specimen trees, flowering shrubs, perennials and climbers, and are awash with colour throughout the year whilst also featuring many evergreens for year-round interest. The gardens also include timber decking outside the garden room, overlooking a level lawn with well-stocked, colourful borders, plus paved patios and several seating areas, pathways, a timber pavilion, a wildlife pond, and two raised vegetable planters stocked with rhubarb, strawberries, chives, fig and bay.

### SERVICES

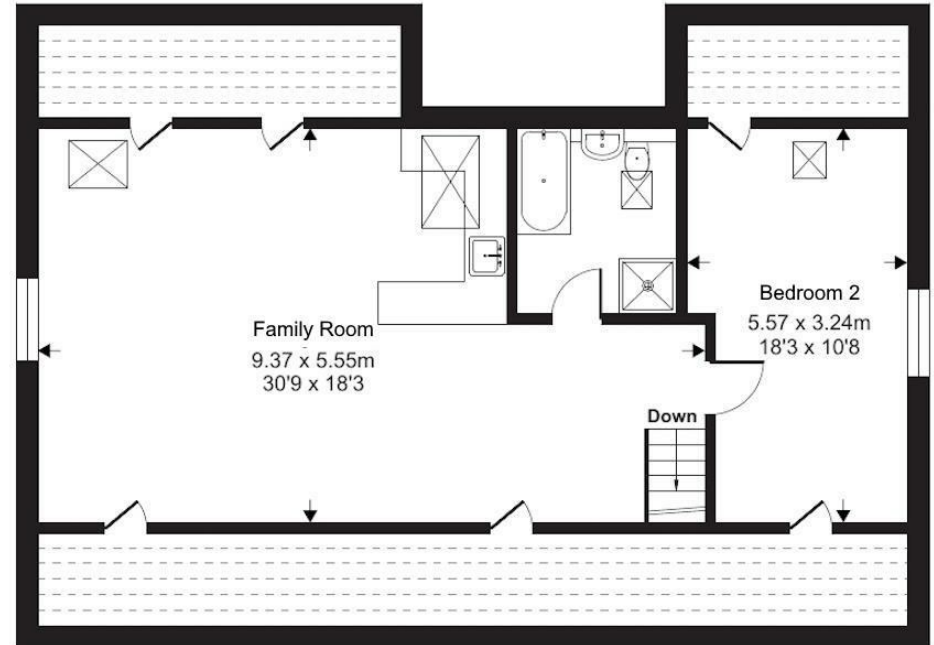
Mains water, electricity and drainage. Oil-fired central heating throughout. Ultrafast broadband is available. Variable mobile voice/data services are available via the four major network providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. In accordance with section 21 of the Estate Agents Act 1979, we hereby declare that a member of Stags' staff has a personal interest in the sale of this property.



Ground Floor



First Floor

Approximate Area = 1984 sq ft / 184.3 sq m  
 Limited Use Area(s) = 293 sq ft / 27.2 sq m  
 Total = 2277 sq ft / 211.5 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1451171



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



