

Callington

PL17 7JA

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Guide Price £310,000

Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits.

- **Beautifully Presented & Spacious**
- **Well Designed Fitted Kitchen**
- **Generous Bathroom Incorporating Former Bedroom**
- **Landscaped Gardens with Optional Seating Area`s**
- **Garage & Driveway Parking**
- **Viewing Highly Reconmended**











As the saying goes, never judge a book by its cover, which really is true about this beautifully presented property. The vendors have lovingly restored the property with a great focus and attention to detail, this also includes the reutilisation of bedroom 4 to create a generous size family bathroom. From the bright sunny Hallway there are doors leading into the lounge/dining room, kitchen and cloak room. The spacious Lounge enjoys a twin, front aspect outlook with views towards the countryside. There is ample room for a selection of furniture with the fireplace accommodating a living flame effect fire being the main focal point. There is open access through to the formal Dining room with views into the rear garden. The updated Cloakroom offers modern facilities. The bright airy well appointed Kitchen is fitted with a comprehensive range of base and wall units with a selection of integrated appliances. The kitchen has been very well thought out with many space saving ideas and enjoys a view of the garden.

From the first floor Landing is where the bedrooms and bathroom can be found. The Master Bedroom is a generous double and offers ample space for a wide selection of furniture. Bedroom 2 is a further double room with built in wardrobes and cupboard space. Bedroom 3 is also a good size with a front aspect outlook. The spacious family Bathroom has been fully refurbished to a high standard incorporating a walk-in shower, built in vanity area with enclosed W.C. wash hand basin and ample cupboard space. There is also a free standing bath making it a peaceful retreat to relax and unwind in. There is a full height built in cupboard offering further storage, plus additional room for the free standing furniture.









OUTSIDE

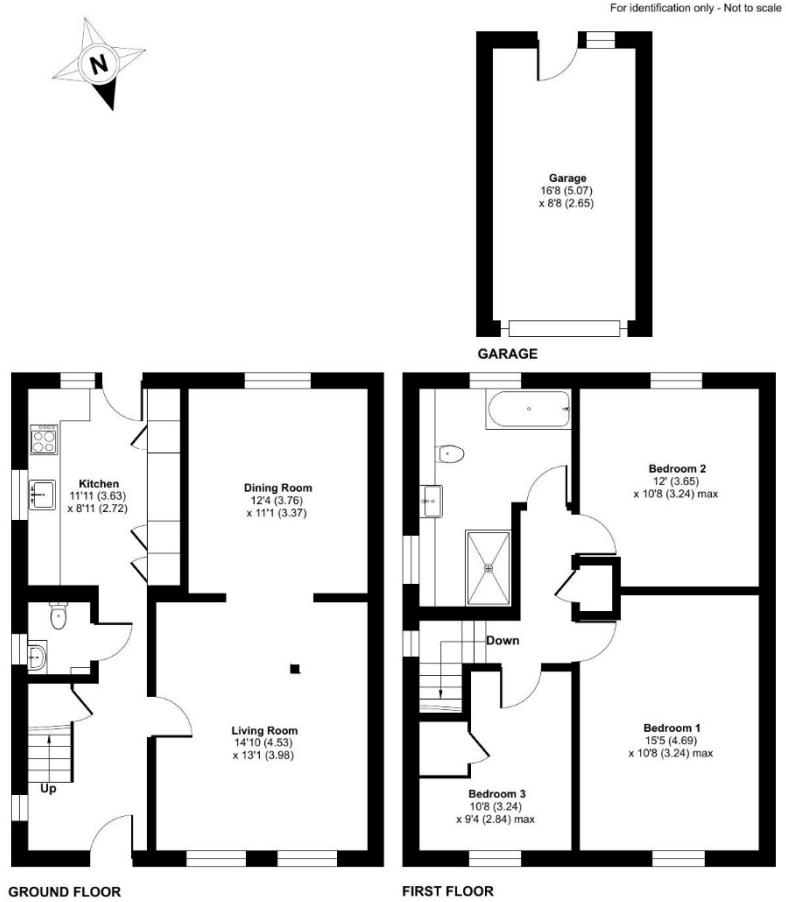
The front garden is enclosed with low level picket fencing and has been stoned, incorporating a variety of shrubs for ease of maintenance and allowing an ideal place to display pots and planters. The level driveway leads to the attached garage offering ample parking. The rear garden enjoys a sunny aspect and has been designed to incorporate a number of seating areas. There is a generous, paved patio ideal for pools, entertaining and barbecues. The raised lawn is surrounded with a variety of mature shrub borders and leads to the generous raised decked area with views towards Kit Hill. There is a timber shed in situ blending with the theme. The garden is enclosed with lap fencing offering privacy.

Services:- All main services are connected.

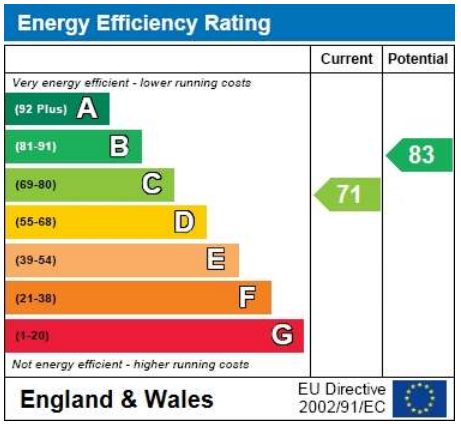
Council Tax :- Cornwall Council state the banding for this property is D.

Beech Road, Callington, PL17

Approximate Area = 1160 sq ft / 107.7 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1304 sq ft / 121.1 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). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1502349



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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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