



Aqua Lee



# Aqua Lee

Florence Road, Callington, Cornwall, PL17 8AS

Callington 1.3 miles - Launceston 10.6 miles - Plymouth 15.2 miles

**A detached bungalow in a private position overlooking 2 acres of beautifully landscaped gardens**

- 3 Bedroom Bungalow
- Adjoining Garage
- 2.05 Acres in all
- Rural Outlooks
- Freehold
- Scope to Extend (STP)
- Studio/Home Office
- Stunning Landscaped Gardens
- Various Garden Buildings
- Council Tax Band: E

**Guide Price £600,000**

## SITUATION

The property is positioned overlooking its own private gardens amongst a substantial plot extending to just over 2 acres in all. Orientated overlooking the town of Callington with a rural backdrop, the property has no immediate neighbours and offers the convenience of Callington Town nearby, yet the within striking distance of Kit Hill Country Park, excellent for walking and outdoor pursuits. The vibrant town of Tavistock is only 9 miles away whilst city of Plymouth is approximately 15.5 miles, also accessible via train at Gunnislake only 4 miles away.

## DESCRIPTION

A well cherished detached bungalow with 3 double bedrooms in a fantastic rural yet accessible location. The property was constructed in 1975 by the current owners, of traditional concrete block construction and has been the well cherished family home ever since. With beautifully landscaped gardens, an adjoining garage with studio above and a large driveway, the property offers further potential to extend subject to the necessary planning consents.



## ACCOMMODATION

The accommodation is presented in good order throughout, with well proportioned room sizes and a practical layout. The kitchen is fitted with a range of base and wall mounted units along with an integrated dishwasher and storage cupboard. The sitting/dining room enjoys far reaching rural outlooks with sliding doors to the front patio, a log burner with stone surround and built in feature shelving.

There are 3 double bedrooms all serviced by a family bathroom which has a fully fitted suite. The garage is connected via a covered walkway, with a ground floor utility and shower room. Via a separate set of stairs is the studio/study with Velux windows, a fantastic space for a home office or gym. There is additional loft space boarded for storage.

## OUTSIDE

The property is approached through a gated entrance to a large private driveway. There is a front lawn with pathways to either side of the property, leading to the rear patios which enjoy the far reaching rural outlooks. There is a raised fish pond, a well positioned summer house and various areas of formal lawned gardens. There is a wide variety of mature trees and shrubs providing privacy, shade and shelter with an array of colour throughout the changing seasons. The garden is a haven for wildlife and a practical space for keen gardeners with various garden outbuildings naturally screened from the relaxed seating areas. The lower part of the garden is accessed via a separate gate from the road to an area of hardstanding and further storage, ideal for those looking to store vehicles etc.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating. Broadband availability: Standard ADSL. Mobile signal: voice and data available (Ofcom). Privately owned solar panels and batteries. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

[what3words.com: ///mows.boater.exposes](http://what3words.com:///mows.boater.exposes)



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.



**Approximate Gross Internal Area 2078 sq ft - 193 sq m  
(Including Garage)**  
 Ground Floor Area 1718 sq ft - 160 sq m  
 First Floor Area 360 sq ft - 33 sq m

Ground Floor  
 For Identification only - Not to scale  
 First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999