

## Winsor Lane, Kelly Bray, Callington, PL17

Guide Price £875,000

7 4 3



A truly impressive and spacious detached bungalow, set within approximately 7.5 acres of land including stables, paddocks, and a substantial garage/workshop. Enjoying a peaceful rural setting with stunning countryside views, the property benefits from a large private driveway, further outbuildings with a jacuzzi and changing room, and a self-contained two-bedroom annexe. The annexe, currently run as a successful holiday let, offers buyers the opportunity for multi-generational living, holiday let income, or guest accommodation.

The property is situated on Winsor Lane, just moments away from the centre of Kelly Bray.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Set Within 7.5 Acres
- Private Driveway & Substantial Garage/ Workshop
- Solar Panels With Battery Storage
- Peaceful Rural Setting
- Detached Bungalow & Two Bedroom Annexe
- Stunning Countryside Views
- Multi-Generational Living Or Holiday Let Opportunity
- Stable Block & Two Paddocks
- Freehold

### Winsor Park, Winsor Lane, Kelly Bray, Callington, PL17

Approximate Area = 3827 sq ft / 355.5 sq m

Garage = 839 sq ft / 77.9 sq m

Outbuildings = 1259 sq ft / 116.9 sq m

Total = 5925 sq ft / 550.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for eXp Agent (DOL). REF: 1453531