

Beals Mill, Stoke Climsland, Callington, PL17 8LR



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LOCATION

The property is set within the quaint hamlet of Beals Mill close to the village of Stoke Climsland which is served by a Post Office, general store, church, primary school, village hall and thriving community. The nearby town of Callington has doctors and dentist surgeries, shops, post office and schools.

There are many nearby recreational pursuits for all the family to enjoy including the Tamar Valley a designated area of outstanding beauty, places of historical interest, St Mellion Golf and Leisure Resort, Dartmoor and Bodmin Moor. Both the south and north coasts are within 30-40 minutes drive where the most wonderful beaches and coastal paths can be appreciated.

PLYMOUTH
19 MILES

EXETER
47 MILES

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ACCOMMODATION

Believed to date back to the 15th century this delightful semi detached property is steeped with charm having many character features such as fireplaces, window seats, flag stone flooring and niches. The property was extended in 2022 to provide a Kitchen/Breakfast room. You first enter into the entrance vestibule. The stunning main reception area includes a dining section and living room being a perfect social space for family and friends to gather in. The principle feature is the fireplace housing a cast iron wood burner set on a hearth and wooden lintel over. The first of two staircases rises to the first floor and there is Italian trevertine flooring. The most impressive bespoke kitchen/breakfast room is fitted with a comprehensive range of wall and base units, with polished granite work top surfaces. Integrated appliances include dishwasher, 2 fridges, hob and two side by side eye levels ovens. Double Belfast sink and under floor heating. An Orangery ceiling allows a great deal of light into this room and French doors open to the rear garden. Shaped breakfast bar with seating area and corner cabinets. A useful pantry then follows. The sitting room is nice and cosy and has a further staircase rising to the first floor. Again the main feature of this room is the fireplace, with a wooden lintel and clome oven. Four stairs rise to the study where there is a modern wood burner set on a curved slate hearth and a flue. The occasional room/office can be adapted for individual choices. From the living room there is access to the laundry room leading to the boot room/ utility area. The shower room completes the ground floor accommodation.

On the first floor the landing has access to the bathroom, and bedrooms. The Master bedroom is a large double bedroom and has an ornate fireplace. There is a door and then staircase descending to the ground floor. The bathroom has a clawfoot bath with a shower over, his and hers period style wash hand basins and low level WC. Bedroom two is a double bedroom which is a double aspect with windows to the rear and to the front elevation and storage cupboard. The ensuite comprises of low level WC, period style wash hand basin, shower cubicle, cupboard, beams. Bedroom three is another good sized bedroom.



THE GROUNDS

To the front a wrought iron gate and archway give access to the pathway and the front walled garden. To the rear there is a patio area ideal for alfresco dining, raised section, lawns, trees, former piggery. Large workshop that is divided into sections with electricity and wood burner.

The main garden and grounds amount to approximately 2 acres and include lawns, trees, mature shrubs, wildlife pond, orchard, greenhouse and woodland. The gardens would be a gardeners haven or ideally suited for persons wishing to adopt the good life. There are parking facilities to the side of the property.

Services:- Mains electricity, water, gas and drainage.



PROPERTY DETAILS

SERVICES: Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply

EPC RATING: Current - 51 | Potential - 91

COUNCIL TAX: Band C

TENURE: Freehold

AUTHORITY: Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.



Bealsbridge Cottage, Beals Mill, Callington, PL17

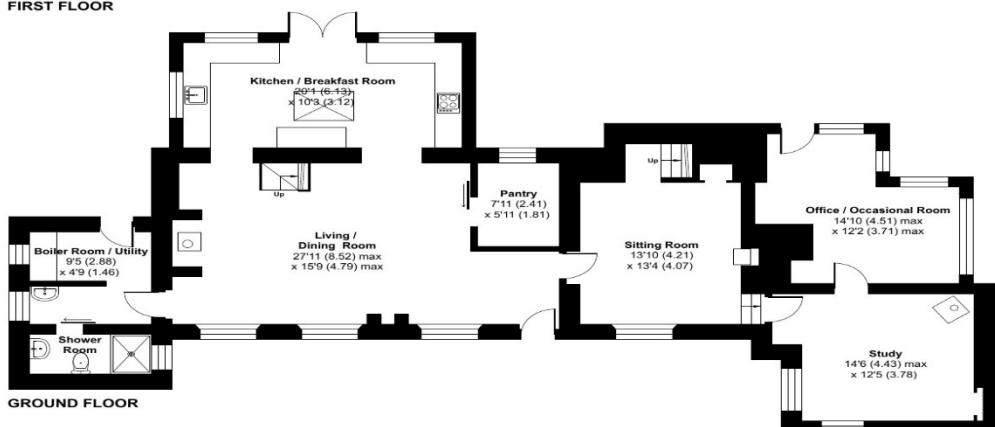
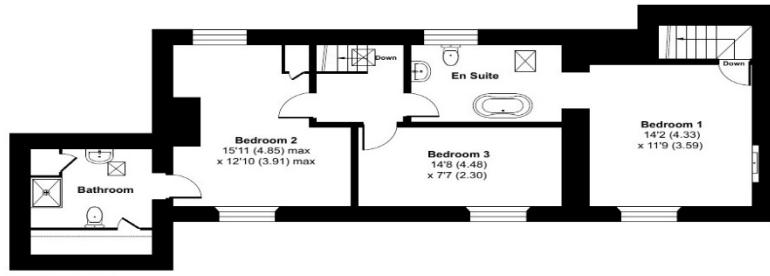
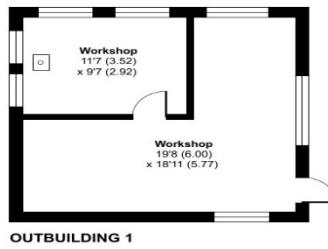
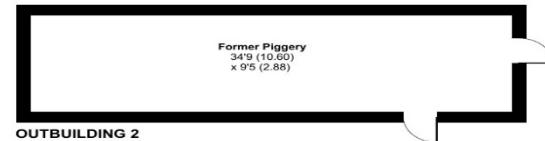
Approximate Area = 2140 sq ft / 198.8 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Outbuildings = 702 sq ft / 65.2 sq m

Total = 2858 sq ft / 265.4 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). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1414530

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.