Kelly Bray, Callington

PL17 8EZ

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Guide Price £225,000

Situation :- Kelly Bray is a village in east Cornwall situated one mile north of the town of Callington. The village has a post office/general store, pub, bus service and bakery/cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- **Semi Detached House in Cul de sac location**
- **3 Bedrooms**
- **Lounge and Kitchen/Dining room**
- **Attractive easy to manage enclosed Gardens**
- **Lovely views across to Kit Hill from rear aspect**
- **Oversized Garage and Parking**

The property is approached via the driveway and then steps provide access to the main entrance door. This opens to the Hallway with a radiator and stairs rising to the first floor. There is access through to the Lounge and Kitchen/Dining room. The Kitchen/Dining room is fitted with a range of wall and base units with beech block work surfaces. There is a 1.5 bowl sink unit with a drainer and a tap over, window facing to the front and space for upright fridge/freezer. Display cabinets, 4 ring Neff gas hob with a canopy over incorporating an extractor fan and eye level Neff double oven/grill. There is an area suitable for a table and chairs, under unit space and plumbing for dishwasher, radiator and useful under stairs storage cupboard with plumbing for washing machine.
The main reception room being the Lounge is a nice and light room with large sliding patio doors opening to the rear garden. The room enjoys views across to Kit Hill and the surrounding countryside and there is ample room for reception furniture, a wall mounted gas fire, radiator and a window to the side.

On the first floor there is a landing with access through to the Bedrooms and Bathroom. Bedroom 1 is a double bedroom which faces to the front, with a radiator and a cupboard housing the central heating and hot water boiler. There is also loft access from this room. Bedroom 2 is a double bedroom with a radiator, window facing to the rear which has the best views from the property over to Kit Hill and Devon and Cornwall countryside. Bedroom 3 faces to the rear enjoying the views and overlooks the garden, and has a radiator. The modern Bathroom is fitted with a shaped bath having a bar shower over and central taps. Low level WC, modern vanity unit with shaped wash hand basin, tap and useful drawer space. Frosted window facing to the front and a heated towel rail with part tiling to the walls.

The property has gas central heating and uPVC double glazing.

OUTSIDE

To the front the garden is mainly laid to lawn with shrubs and there is an outside tap. A shared driveway provides parking and access to the Garage which has an electronically operated door, power and light and a window.

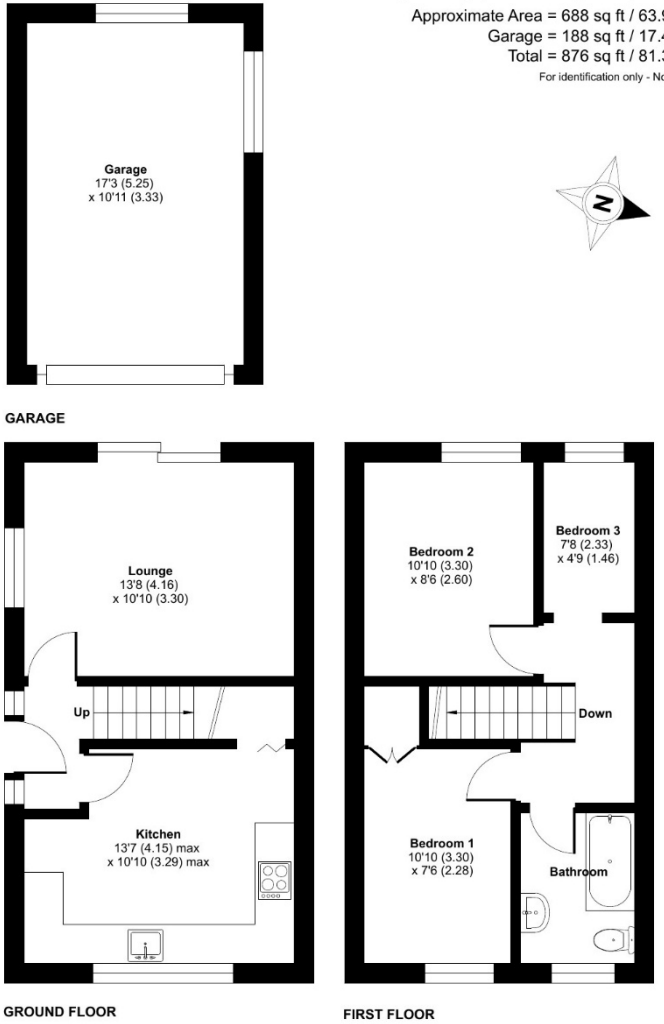
A side gateway opens up to the rear garden where there is a terrace, steps and a pathway leads through the garden. There is a lawn edged with flowers and shrubs and a secluded patio suitable for al fresco dining and entertaining. This area is edged with slate chippings and has raised flower gardens. The garden is private and enclosed with fencing.

Services: Mains Electric, Gas, Water and drainage.

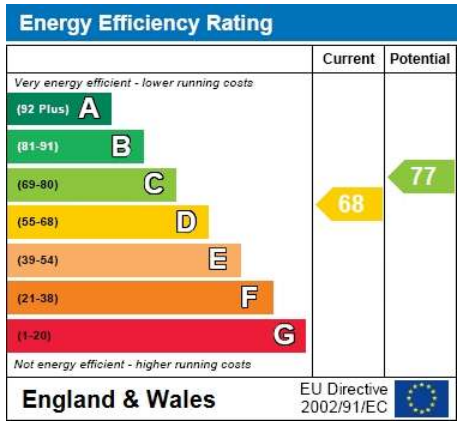
Council Tax: According to Cornwall Council
the Tax Band is B

Kelly Bray, Callington, PL17

Approximate Area = 688 sq ft / 63.9 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 876 sq ft / 81.3 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: 1473042



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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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