

fowlers
properties



Trewidden

Back Road, Calstock, Cornwall PL18 9QL

£265,000 Freehold



The Property

Trewidden is a semi detached cottage with great charm, built of stone and enjoying some lovely views to the river Tamar and the imposing Calstock viaduct. The cottage is bright and spacious with a large open plan living room with a stone fireplace and wood burning stove, a modest kitchen and a boiler cupboard with an electric Heatrae Sadia electric central heating boiler. Upstairs there is a landing, a smart bathroom with shower above the bath, a single bedroom and a large double bedroom with a door to the garden which catches afternoon and evening sun and has good views. Fowlers strongly commend this lovely cottage and recommend viewing.

Situation

Located on Back Lane with views to the Tamar and the magnificent Calstock viaduct. The cottage nestles amongst the picturesque lanes of this former mining village that boasts a Primary school, Parish church, two pubs, a social club, cafe and a railway station. There are riverside walks, and the National Trust property Cotehele is just over 3 miles away. It is located just 2.3 miles from the A390 at Gunnislake, 6.6 miles from Tavistock and 6.4 miles to Callington.

Services

Mains electricity, water and drainage.

Council tax band

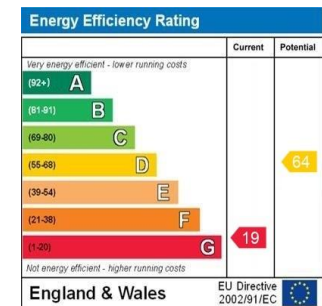
Band A

Directions

What Three Words: beside.deferring.pebbles

Coming up the hill from Gunnislake, take the left hand lane just before Gunnislake station and drive to the first T junction where you must give way. Turn left and drive past the Parish church of St.Andrews and bear right down Church Hill into Calstock. Upon reaching the village look out for Back Lane on your left. Take Back Lane and continue until you come to the give way lines. At that point Trewidden is immediately on the left.

- A charming stone built miners cottage
- Close to the Tamar with some super views
- Sited in a sunny spot with elevated garden with views
- Open plan living room with fireplace and wood burning stove
- Fitted kitchen
- Landing
- Bathroom with shower above bath
- Large double bedroom with garden access
- Single bedroom
- Electric central heating and replacement double glazing to most windows



Entrance

A white painted stable door with a multi panel upper door leads into the open plan living room.

Open plan living room

This is a big and spacious room with three big upvc double glazed sash windows to the front, two large double panel radiators, a painted stone fireplace with wood burning stove, an additional secondary double glazed rear window, eight LED down lighters and two pendant light points above an ideal spot for the dining area. The floor is fully ceramic tiled and also extends into the kitchen.

Kitchen

Fitted with base and wall cabinets with white doors and hardwood worktops with lighting and incorporating a single drainer stainless steel sink and mixer taps, tiled splashbacks, a double glazed window looking out to a rear courtyard, space for an automatic washing machine and electric cooker, a plate drying rack, some open shelving and ceiling mounted spotlights.

Stairwell

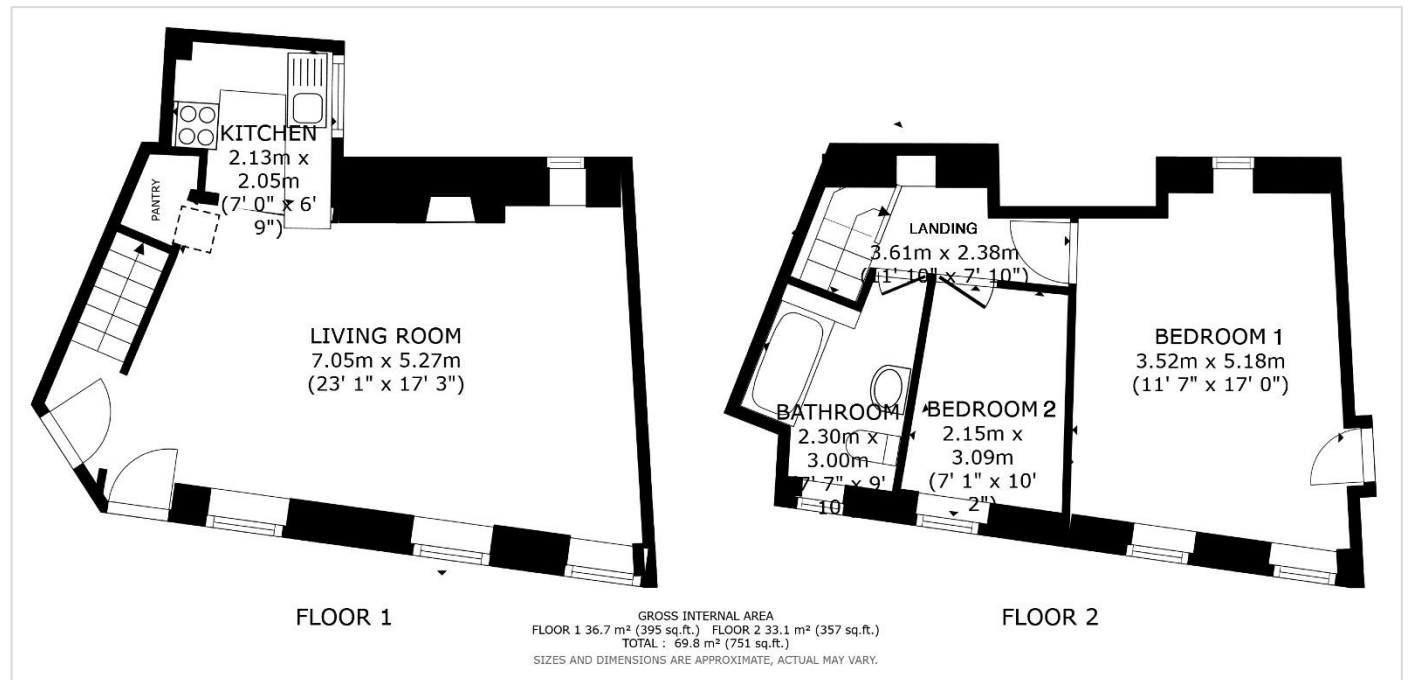
Located in the stairwell is a spacious cupboard for general storage and concealing the Heatrae Sadia electric central heating boiler, the electricity meter and compliant fuse box. There is a pendant light point and the staircase to the first floor.

Landing

This has a pendant light point, fitted reclaimed wood shelves above the stairs, a rear secondary double glazed window and latched doors to both bedrooms and the bathroom.

Bathroom

The bathroom has fully tiled walls and floor and is fitted with a white suite comprising a panelled bath with shower/mixer tap and glazed shower screen. There is a low level w.c., pedestal wash hand basin, chromed and plumbed heated towel rail, three LED downlighters, an extractor fan and an obscure double glazed front window.



Bedroom 2

A bright single room with a upvc double glazed front window, a single panel radiator and a pendant light point.

Bedroom 1

This is a spacious, light room with two upvc double glazed windows to the front with views across the Tamar Valley and to the viaduct, a secondary double glazed rear window and a part multi panel door to the short bridge that leads across the the sunny garden. This bedroom has one double panel radiator and a pendant light point.

Exterior

The little garden is in a sunny, elevated position and is laid to grass with a post and rail fence and great views across the valley and to the Calstock Viaduct.

Courtyard

To the lower side of the cottage is an access to a small, but useful rear courtyard for general storage.



VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.