



Kelly Bray, Callington
PL17 8DT



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ESTATE AGENTS

Asking Price £420,000

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, garage and bakery/cafe. Callington has a further range of amenities and facilities and there are nearby recreational pursuits.

- Good sized Detached Bungalow sitting on this approx 0.28 acre plot
- 3 Bedrooms & 2 Bathrooms
- Garage and Parking
- Large Gardens, shed and greenhouse
- Countryside Views across to Caradon
- Being sold with NO ONWARD CHAIN



The property is approached via the driveway and parking area which leads up to the entrance door. There is a useful Porch, an ideal space for coats and shoes. A door then opens to the hallway which includes storage cupboard. The cosy Lounge being one of two main reception rooms, has a bay window facing to the front. The first of 3 bedrooms is a large double bedroom with a bay window, again facing the front and has fitted wardrobes with cupboards above. Bedroom 2 is a double bedroom facing to the rear with a wardrobe. The Shower room comes complete with a WC, wash hand basin, over sized shower cubicle housing the electric shower. The Bathroom comprises of a WC, wash hand basin, and a bath with mixer tap attachment.

From the hallway an internal door leads into a recessed section with an under stairs storage cupboard and has stairs rising to the first floor. The kitchen/breakfast room has a range of base units, roll top work surfaces and drawer space. There is plumbing for a washing machine, space for a cooker, upright fridge/freezer and a small table and chairs. There is a large window facing to the rear that enjoys views across surrounding and far reaching countryside. The walk in pantry/store has drawer space and work top surface. From the kitchen/breakfast room a door gives access to the family room, which has as a main feature of a multi fuel burner and is certainly the hub of the home. 2 velux windows facing to the rear allow a great deal of light into this room and French doors give access to the rear garden.

From the stair well area, stairs rise to the first floor with storage areas. Bedroom 3 is a Double bedroom which faces to the rear and has wonderful views across to Caradon and surrounding far reaching countryside. Walk in wardrobe and Cloakroom having a WC and wash hand basin.



OUTSIDE

To the front there is a walled garden which opens to the parking and driveway, suitable for a number of vehicles. There is a lawned area, flower beds and access to the Garage.

To the rear there is a very large garden, divided into different sections which include lawns, flower bed, shrubs, mature trees and garden ponds. There are a selection of out buildings ideal for use as workshops and storage for garden tools, polytunnel and sheds. The garden would be an excellent choice for the garden enthusiast having plenty of space for your allotment. The gardens are enclosed with natural hedging and garden fencing. Side access to the front of the property.

Services:- Mains electric, gas water and drainage.

Council Tax:- Cornwall Council state the tax banding for this property is Band D.

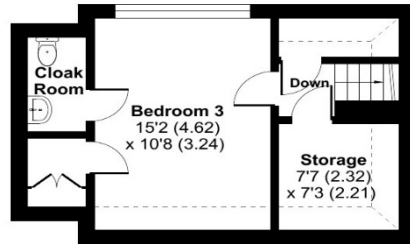


Launceston Road, Kelly Bray, Callington, PL17

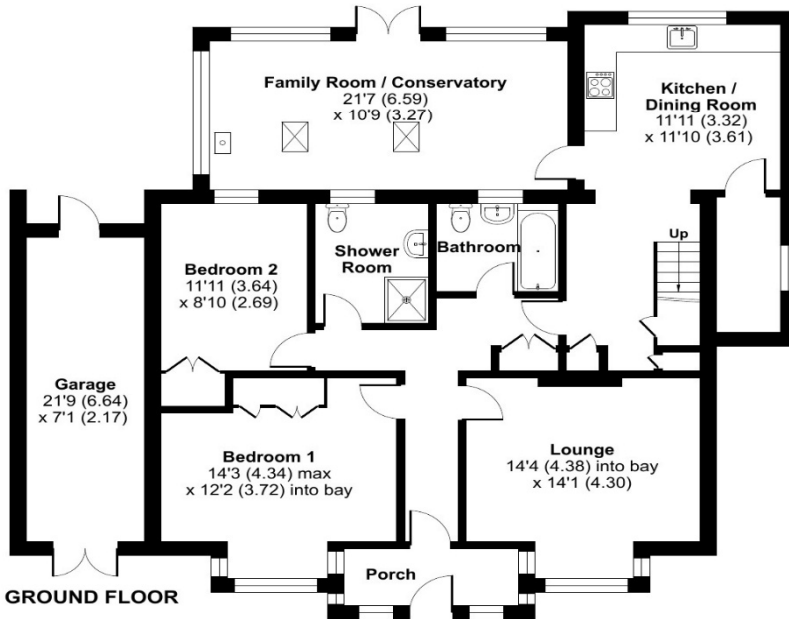


Denotes restricted
head height

Approximate Area = 1607 sq ft / 149.2 sq m
Limited Use Area(s) = 53 sq ft / 4.9 sq m
Outbuilding = 155 sq ft / 14.3 sq m
Total = 1815 sq ft / 168.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1403645

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.

