Callington

PL17 7BH

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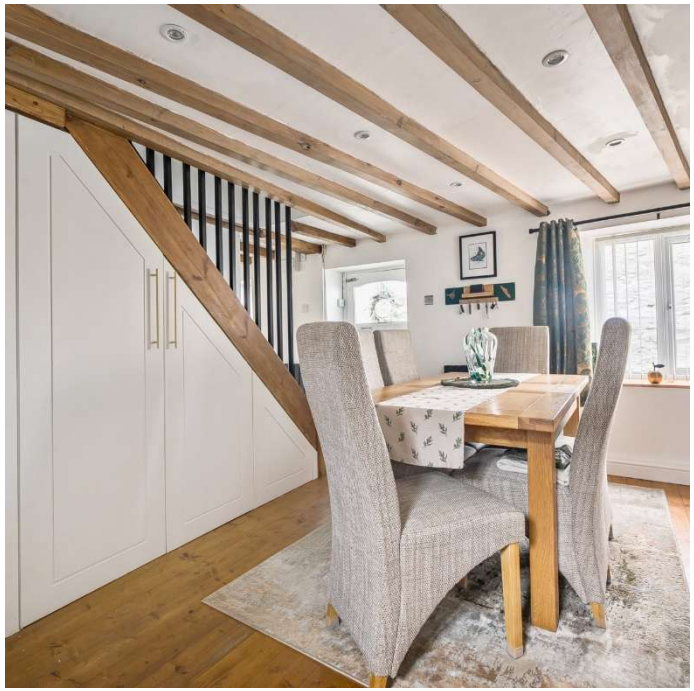
Offers Over £245,000

Callington is a small town and is situated in the heart of South East Cornwall, around 15 miles from the City of Plymouth. It has Infant & Junior Schools, along with a Community College with an enviable reputation. The town has a range of Shops, Post office, Doctors & Dentist.

- **Charming Character Cottage in tucked away location**
- **Lounge with wood burner and Separate Dining room**
- **Impressive Kitchen and Utility room**
- **3 Bedrooms**
- **Large Shower room**
- **Rear Courtyard Garden and Parking for 2/3 vehicles**



You first enter this charming property through the entrance door which opens to the useful Porch providing an ideal space for coats and shoes. A further door then opens to the Dining room which faces to the front and has stairs rising to the first floor. There is a ornate cast iron range, period style radiator, wooden floor boards and under stairs storage cupboards. This room is double aspect having windows to the front and rear. Beamed ceilings, spotlighting and an opening through to the Lounge. The main reception room being the Lounge has the main feature as the fireplace with the wood burner and a wooden lintel. Beamed ceilings, upright radiator, window to the front elevation with deep wooden sill. Window to the rear and door giving access to the garden. The impressive kitchen includes a range of wall and base units in contrasting colours. Recess housing the Five ring gas hob with wooden lintel over and mosaic tiles. Double oven/grill, space for oversized fridge/freezer, Belfast sink. The kitchen faces to the front and has a deep wooden sill.

On the first floor there is a dividing landing which gives access to the bedrooms and bathroom. Small period style radiator, window with slate sill facing to the rear. Storage cupboard housing the heating and hot water boiler. Bedroom one is a double bedroom facing to the front with a deep wooden sill, fitted wardrobes and an upright radiator. Bedroom two, is again facing to the front elevation and enjoys views over surrounding and far reaching countryside. Bedroom three can be adapted to individual choices such as a study, has window to the front, deep tiled sill, period style radiator, wardrobes and loft access. The Shower room comprises of a low level WC, a vanity unit with shaped wash hand basin, large walk in shower with double shower heads, heated towel rail and faces to the rear.

The property has gas central heating and uPVC double glazing.

An external door gives access to the Laundry room/utility, with cabinets and plumbing for washing machine, space for tumble dryer and further white goods, worktop surfaces. Tall cupboards with shelving, coloured modern brick tiling, sink unit with tap over, mosaic tiling to the floor. Window to the front and the meter box for the gas.

OUTSIDE

Just opposite the property there is a gated driveway and parking facilities for two to three vehicles which is a rarity so close to the town centre.

To the front of the property there is a patio paved area for potted plants etc and an outside tap.

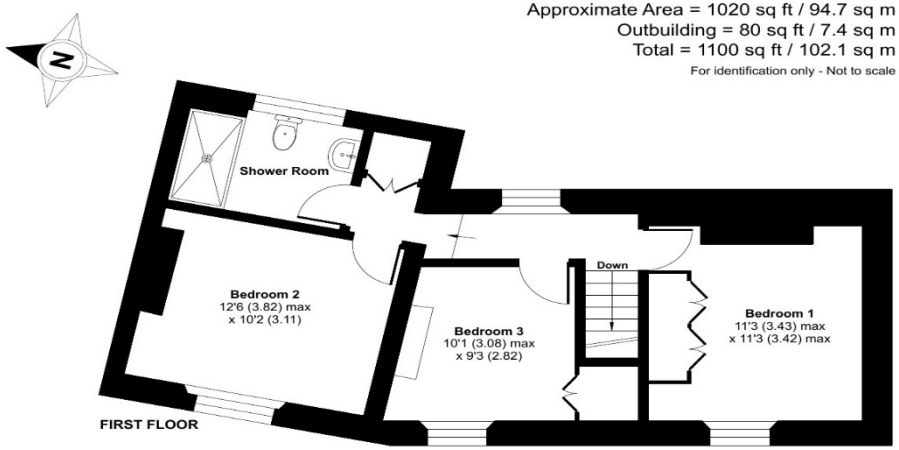
At the back there is a garden with a raised flower beds and pergola providing an area for alfresco dining and entertaining. There is a gateway which gives access to the rear of the other cottages.

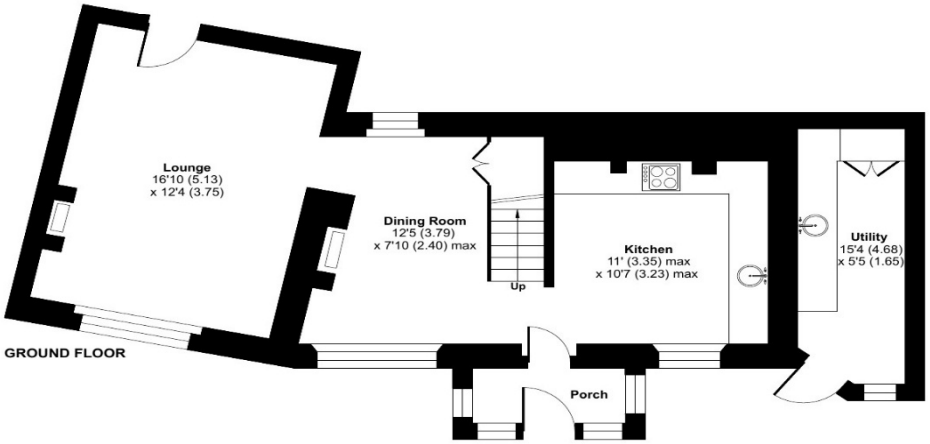
Main Services:- Gas, Electric, Water and Drainage

Council Band:- C

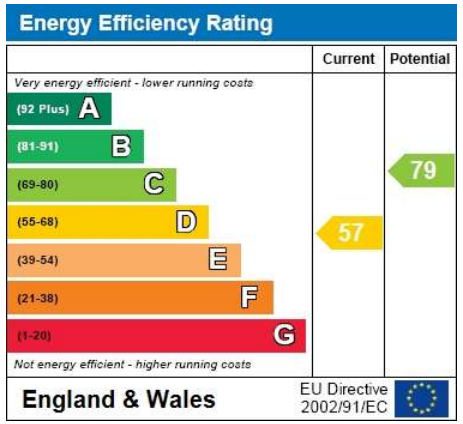
Martin Square, Callington , PL17

Approximate Area = 1020 sq ft / 94.7 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 1100 sq ft / 102.1 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: 1395940



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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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