



D. R. Kivell
COUNTRY PROPERTY

Oak Lodge
Stoke Climsland, Cornwall



Oak Lodge, Trecombe, Stoke Climsland, Cornwall, PL17 8LP

Callington 5 Miles

Launceston 8 Miles

Tavistock 10 Miles

Plymouth 20 Miles



4 Bedrooms



4 Reception Rooms



3 Bathrooms



EPC E44

Well presented 4 bedroom character country house in a peaceful, secluded rural setting. Attractive lawned and landscape gardens. Multi-generational living. Double garage and summer house.

Situation

Oak Lodge is quietly located 2.5 miles North east of the popular village of Stoke Climsland which offers a Primary School, social club and Duchy Agricultural College. Callington is 5 miles to the south and Launceston is 8 miles to the North having a variety of shops, supermarkets and a range of educational facilities and easy access to the A30. Tavistock is 10 miles to the east and Plymouth is 20 miles to the South-east offer a more comprehensive range of facilities.

The Property

Oak Lodge is at the end of a no through lane in a private and secluded woodland setting. The house was originally two cottages built in 1864 by the Duke of Bedford Estate of natural stone with granite quoins and window surrounds. In more recent years the property has been sympathetically extended to provide comfortable and flexible family living.

The house was renovated in 2020 with new fitted kitchen, bathrooms, woodburning stove, oil fired boiler, fully rewired and a borehole.



The flexible and spacious accommodation briefly comprises: Entrance Porch, with quarry tiled floor, solid wood door to the front and window to the side, Drawing Room; a dual aspect room overlooking the front and rear gardens, inset fireplace with a woodburning stove on a granite hearth. Study; fitted shelves and window to the side. staircase rises to the first floor master bedroom suite.

Kitchen / Dining Room; a dual aspect room with windows to front and rear, contemporary Kitchen with fitted wall and base units under marble effect roll top worksurfaces, inset stainless steel sink and draining board, Belling double oven and grill, electric hob, extractor hood above. American style fridge / freezer, built in larder cupboard. Tiled floor leading through to the Dining Room and rear entrance porch. Stable door to the rear. Cupboard housing the hot water cylinder and pressure vessels. Utility room; roll top worksurfaces, space and plumbing for washing machines and tumble dryer and a Butler's sink.

Inner Hall; staircase rises to the first floor, understairs storage cupboard. Shower Room; shower enclosure, w/c, wash basin. Sitting Room; a light and cosy room with window to the front overlooking the garden and woodland beyond, sliding doors open to: Conservatory; a triple aspect light and bright conservatory enjoying views over the garden, tiled floor, door to the garden.



On the first floor: Master Bedroom suite, a generous dual aspect room, exposed 'A' framed beams en suite double ended slipper bath with hand held shower attachment, w/c, wash basin and window to the side.

Second staircase rises to the First Floor landing, Velux window to the front. Bedroom 3; a double room with window to the rear overlooking the garden. Bedroom 4, a single room with window to the front. Shower Room; fully tiled wall and floor, large shower enclosure, w/c, wash basin, illuminated mirror and heated towel rail. Bedroom 2; a double room dual aspect with window to the front and side.

Gardens & Grounds

From the lane a gated entrance opens on to a tarmac drive and parking area at the side of the house. The extensive attractive gardens are mainly lawns interspersed with a variety of shrubs, trees and flower bed borders. Paved patio ideal for alfresco dining and entertaining.

Double Garage: 5.70m x 4.96m (18'8 x 16'3)

Electric remote-control roller doors.

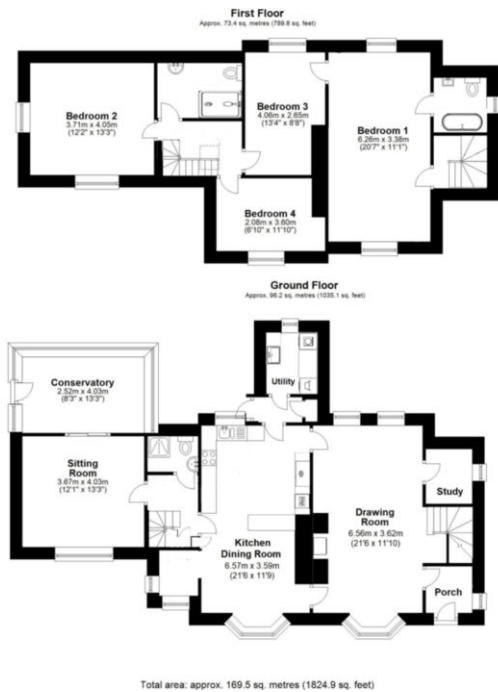
Mower and garden store: 4.84m x 2.18m (15'11 x 7'2)

Summerhouse: 3m x 3m (9'10 x 9'10)

Stone storage barn: 3.35m x 2.77m (11'0 x 9'1)







Services
Water – Private borehole
Drainage – Shared septic tank
Electricity – Mains
Telephone and Broadband – FTTP (fibre to the property) connection checker.ofcom.org.uk
Mobile Availability - checker.ofcom.org.uk
Heating – Oil Fired Central Heating and woodburning stove
Council Tax – Band E

Tenure
The property is offered for sale freehold with vacant possession on completion.

Local Authority
Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 100.

Viewing Arrangements
Strictly by arrangement with D. R. Kivell Country Property. Tel: 01822 810810.

Directions
From the A388 Launceston Road at Kelly Bray turn onto Stoke Road sign posted to Stoke Climsland, continue of this road passing through Stoke Climsland for 2.8 miles. Take the right hand turning signed to Trecombe, proceed for three quarters of mile, continuing straight across at the cross roads. Continue for approximately half a mile taking the right hand turning signed no through road, proceed for half a mile to the end of the lane and Oak Lodge will be found on the right.

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		



DRK



Tel 01822 810810

Email sales@drkivell.co.uk **Web** drkivell.co.uk

South Brentor, Tavistock Devon, PL19 0NW
121 Park Lane, Mayfair. London, W1K 7AG

