



Kelly Bray, Callington

PL17 8DT



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ESTATE AGENTS

Guide Price £365,000

Dawson Nott are pleased to offer this 2/3 bedroom detached bungalow set in a popular location. Occupying a generous plot. Very well maintained through out. Garage/office, conservatory, utility, modern kitchen and bathroom. Ample parking and enclosed well maintained gardens. VIEWINGS ARE RECOMMENDED.

- Occupies a generous size plot
- A number of improvements have been completed.
- Generous conservatory
- uPVC Double Glazing and Gas Central Heating
- Versatile Bedroom Space
- Opportunity for someone who works from home



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, and is close to the very popular Engine House restaurant situated on Florence Road. Callington itself has a selection of shops including Tesco, B&M, Spar and independent traders. There is a primary school and college, health centre, bowling green and cricket ground. The village is on a main bus route that links Launceston to the north, Saltash to the south and the city of Plymouth beyond.

Dawson Nott are pleased to offer this 2/3 bedroom detached bungalow set in a popular location giving easy access to outlying towns and villages. The property has been very well maintained by its present owner and a number of major improvements have been carried out. Situated to the front is the main entrance which leads into the shaped hallway. From here doors give access to all rooms starting with a cloakroom. Leading off the left hand side of the property is also where the spacious bright and light two double bedrooms can be found. Enjoying the countryside and garden views. The modern spacious fully tiled bathroom is at the rear which benefits from modern free-standing bath, walk in shower and vanity wash hand basin. There is also a utility room with door giving access to the rear garden offering ample room for appliances and this is where the boiler resides. To the right hand side of the hallway is bedroom 3/study, the cozy lounge has an open fire. (The chimney would need to be reinstated if required to be used as open fire). There is a generous modern kitchen/breakfast room with built in eye level oven and hob with extractor fan over. From here there are triple bi fold doors opening into the



OUTSIDE

The property occupies a fully enclosed generous size plot with gated access to the driveway offering ample parking for at least four cars. The driveway continues to the former garage which is now used as a office making ample space if you wish to work from home. The level garden at the front is mainly laid to lawn with establish shrub borders. At the rear of the property is a generous private garden with gated access to both sides. It is mainly laid to lawn and fully enclosed making it dog and child friendly. There are a number of out building ideal for storage with the former garage being made into a good size office with further potential. The garden has been well maintained and has a vast variety of shrubs giving ample colour for the spring and summer months.

Mains water, drainage, gas and electric are connected.

According to Cornwall Council the tax Band is D



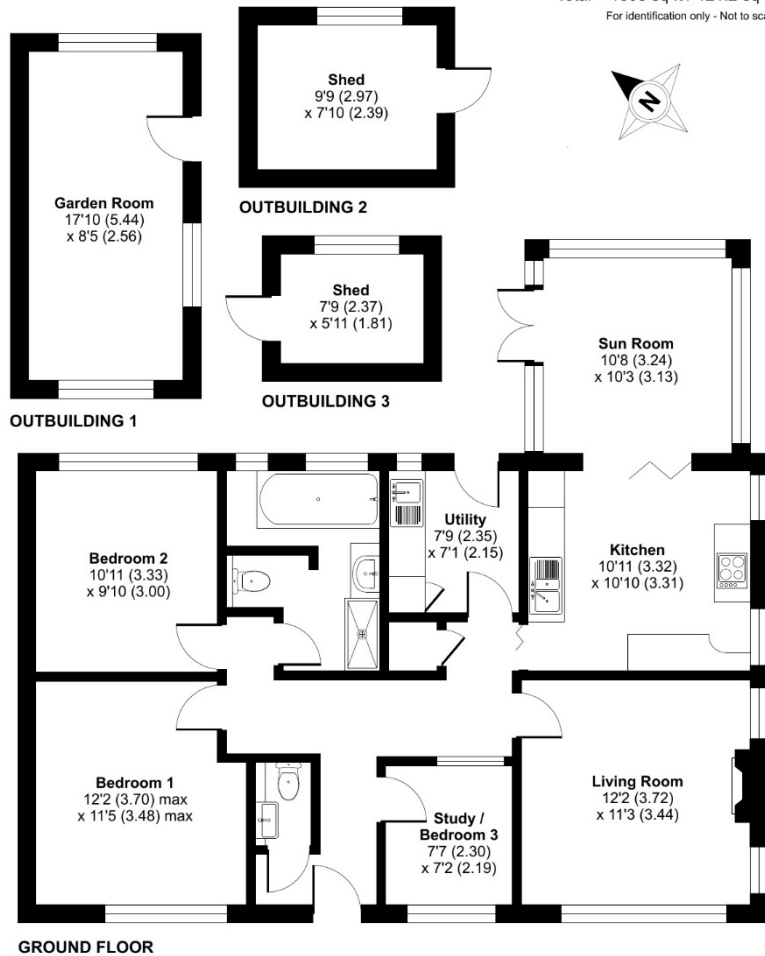
Launceston Road, Callington, PL17

Approximate Area = 1033 sq ft / 96 sq m

Outbuildings = 272 sq ft / 25.2 sq m

Total = 1305 sq ft / 121.2 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). © nitchcom 2026. Produced for Dawson Nott Ltd. REF: 1387557

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	71
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.

