Callington
PL17 7DU



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LOCATION

Callington is a small town with a thriving community and is situated in the heart of South East Cornwall. It has Infant & Junior Schools, along with a Community College a selection of shops, Post office, Cafes, Churches, Bus services, Town Hall & a number of recreational clubs and pursuits.
The City of Plymouth is the main retail centre for the area and the main train line and cross channel ferry services can be accessed.

PLYMOUTH
15 MILES

EXETER
45 MILES

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ACCOMMODATION

A modern composite entrance door opens to the Entrance porch where there is a step into the welcoming Hallway. There are built in cupboards and a built in linen cupboard with further cupboard space over. A door leads off to the impressive Kitchen which is fitted with a quality comprehensive range of base and wall units with a continuation into the dining area. Contrasting high gloss granite work surfaces with central island, stainless steel sink with mixer tap over and ample drawer space beneath. Inset induction hob with extractor fan over, integrated appliances to include twin single ovens with warming oven beneath, integrated microwave/oven above, space for American style fridge/freezer and wine cooling fridge. There is also a glazed display cabinet, pitched ceiling with four Velux windows, marble floor tiling which continues throughout the dining area. The dining area also has a continuation of the matching units with glazed displays and a position for a wall mounted TV. Just off the Kitchen there is a Utility room with rear aspect uPVC double glazed window enjoying the garden views, and a side aspect glazed uPVC door. There are built in high gloss units with contrasting square edged work surfaces, space and plumbing for washing machine, further space for tumble dryer and a recess where the consumer unit, Worcester central heating boiler and under floor heating controls can be found. The generous sized open plan Conservatory has uPVC double glazed windows and doors to the side and rear elevations, pitched glazed roof, lighting and marble floor tiling. It is currently used as a Dining room. From here there are bi-fold doors into the principle reception room being the Lounge, which has the main focal point as the inset gas Living flame fire and there is ample room for reception furniture. The Family room is a versatile room with side aspect uPVC double glazed window and can be used for individual choices. Bedroom 2 is a family sized bedroom with rear aspect uPVC double glazed windows enjoying views into the rear garden, built in full height wardrobe with ample fitted shelving, hanging space and mirror doors. Bedroom 3 is front facing with uPVC double glazed window, triple mirror doors give access to built in wardrobe space which has the benefit of ample hanging and shelving. Bedroom 4/Study has a uPVC double glazed window facing the front. To complete the ground floor accommodation the Shower room has a uPVC double glazed window with opaque glass. It is fitted with a modern quality suite comprising of enclosed WC, vanity wash hand basin with oak cabinet beneath and high gloss granite surface and further vanity cupboard situated over, chrome heated towel radiator. The bath has side mounted tap, tiled splash back and sensor touch mirror. Corner glazed shower with waterfall shower head and concealed mains shower.

From the Hallway an oak staircase rises to the first floor Landing and there is a built in cupboard with fitted shelving and Velux window. From here a door leads into the Master Suite which includes the double bedroom with a uPVC double glazed window enjoying views over the rear garden.The dressing area has a Velux window, built in wardrobe with mirrored doors, fitted shelving and hanging space. There is also an oak built unit to the side with cupboard and further wardrobe with ample hanging space and fitted shelving. The En suite has a Velux window, modern quality suite comprising of wall hung WC, vanity wash hand basin with oak effect cupboards beneath and granite worktop surface. Heated mirror splashback with vanity lighting, walk in shower area with mains shower and 4 body jets, ceiling mounted extractor fan and chrome heated towel radiator. The room has been partly fitted with contrasting shower Aqua wall panels and mosaic floor tiles with under floor heating.





THE GROUNDS

The property is approached via an opening giving access to the ample parking area for at least four vehicles with turning area. There is a raised stone garden with mature shrubs and granite pillars to both sides of the driveway access. Outside power points and external lighting.

To the rear of the property there is a fully enclosed generous sized garden being very well established and designed to enjoy the sunshine throughout different times of the day. There is a decked terrace ideal for alfresco dining and entertaining.There are paved steps leading to a further generous lawned garden and there is a granite and pebble water feature. Sleeper steps rise to a further area which includes a large workshop and double gates to the side for vehicle and pedestrian access. Power, light and outside taps to the front and rear. Also to the side of the decked terrace there is further built in storage shed for tools etc and a further paved seating area giving access to the rear of the garage.

The garage has an electric roller door and is of a generous size having the benefit of power and light with fitted shelving.

Services:- Electric, water, gas and drainage.

Tax band:- The Council tax band for this property is Band C.









PROPERTY DETAILS

SERVICES:	Electricity: Mains Supply Water: Mains Supply Gas: Mains Supply Sewerage: Mains Supply
EPC RATING:	Current - 67 | Potential - 75
COUNCIL TAX:	Band C
TENURE:	Freehold
AUTHORITY:	Cornwall Council

VIEWING

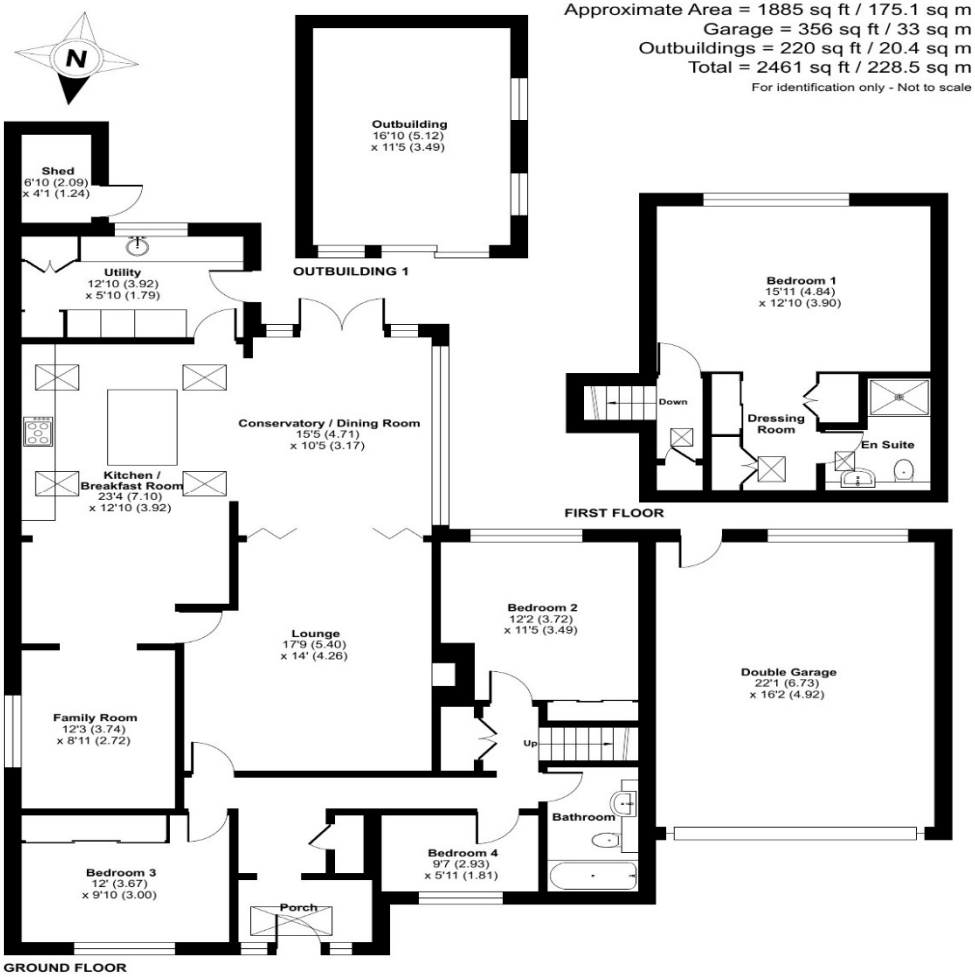
Strictly by appointment with the sole agents, Dawson Nott.



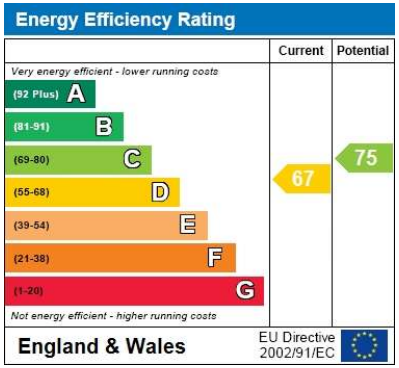


Tavistock Road, Callington, PL17

Approximate Area = 1885 sq ft / 175.1 sq m
Garage = 356 sq ft / 33 sq m
Outbuildings = 220 sq ft / 20.4 sq m
Total = 2461 sq ft / 228.5 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 2025. Produced for Dawson Nott Ltd. REF: 1425235



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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