Oakfield House

Oakfield House Station Road

Kelly Bray, Cornwall, PL17 8ER

Launceston (A30) 10.1 miles - Tavistock 10 miles - Plymouth 15.9 miles

A substantial family home, self-contained annexe and a range of outbuildings within grounds extending to approximately 3 acres in all

- Detached 4 Bedroom House
- Approximately 3 Acres in All
- Car Ports and Ample Parking
- Private Solar Panels
- Tenure: Freehold
- 1 Bedroom Annexe
- Extensive Range of Outbuildings
- Open Plan Kitchen/Snug
- Established Wraparound Gardens
- Council Tax Bands: E & A

Guide Price £799,950

SITUATION

The property is situated on the fringes of Kelly Bray, a Cornish village within East Cornwall with its renowned public house, The Swingletree and post office/general store. The property lies 1.4 miles from the town of Callington with its supermarkets, doctors, dentists and veterinary surgeries and from Callington there is good access to the city port of Plymouth, some 16 miles to the south. At Plymouth there is a deep water marina, mainline railway station serving London Paddington, an excellent range of department stores, cinema, university and numerous other facilities.

The former market town of Launceston, known as the Gateway to Cornwall, is some 10 miles to the north with its 24 hour supermarket and access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is an international airport and easy access to the M5 motorway network.

DESCRIPTION

An impeccably well presented and stylish residence with multi generational, income and smallholding opportunities. With substantial and versatile accommodation including a self-contained annexe, the property overlooks private gardens and paddocks which extend to approximately 3 acres in all. The property benefits from privately owned solar panels, a fantastic range of outbuildings with power and lighting connected and generous off road parking including three car ports.

ACCOMMODATION

The property is entered via a welcoming entrance hall with a larger than average utility room complete with ample space and plumbing for white goods. There is a front and rear access, with tiled floor, storage and a ground floor cloakroom with WC. The accommodation is centered around an impressive kitchen/diner, a real feature of the property with an attractive open-plan arrangement. The vaulted ceiling and large glass windows create a sense of space, flooded with natural light and outlooks over a beautifully landscaped garden. The kitchen has a range of contemporary units, a gas fired Aga with an electric hob, an integral dishwasher along with a separate electric oven and gas hob. There are 2 separate reception rooms with interconnecting doors, offering a versatile layout for an additional dining room and separate sitting room. The sitting room features a centrally positioned electric fireplace and windows that overlook the gardens. There are two ground floor bedrooms, both with built in storage serviced by a large shower room. With a separate entrance at the rear, this offers a versatile space for those looking for some self contained accommodation in addition to the annexe.

The first floor offers a generous double bedroom with multiple built in wardrobes and storage, with a large landing offering additional space as an extra bedroom, or to be utilised as a dressing room adjacent to the bathroom. The bathroom offers a fully fitted suite including a bath, separate shower, double wash hand basins and w/c.

ANNEXE

Attached to the main residence is a self-contained one bedroom annexe offering excellent flexibility for dependent relatives, guest accommodation or potential supplementary income. Formerly part of the main house, the property could easily be incorporated into one although currently comprises an open plan living and kitchen area, a double bedroom with built-in storage and a contemporary bathroom. There is a separate front and rear entrance, with a designated courtyard which is fenced, overlooking the front gardens.

OUTSIDE

The property is approached via a a gated driveway with electric gates, to a tarmac driveway providing extensive parking for numerous vehicles, together with three useful car ports and further parking on a gravelled driveway at the rear. A real feature of the property is the extensive range of outbuildings, many of which run alongside the driveway perfect for workshop, hobby or storage space, with power and light connected., There is a chalet alongside the rear gardens, offering further potential to enhance, extend or replace for a further income stream if desired.

The immediate gardens are enclosed, designated to areas of formal lawns and seating, together with a range of fruit trees and borders. A gated entrance leads into the paddocks, which offer level areas of pasture alongside a stable and tractor shed, with a concrete yard and both electricity and water supplied. Additional outbuildings including a large aviary and a field shelter in the lower paddock. The grounds extend in total to approximately 3 acres in all, making the property ideal for those seeking a lifestyle property with space for gardening, smallholding or equestrian interests, all within a conveniently accessible location.

SERVICES

Mains electricity and gas. Gas fired underfloor heating throughout both floors. Private water via a bore hole with filtration system. Private drainage via septic tank. Broadband availability: Superfast Fibre, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From the Swingletree Public House in Kelly Bray, head along Launceston Road towards Callington and take the first left onto Station Road, signposted towards Tavistock. Proceed for approximately 230m where the entrance will be located on the left hand side, signposted with the property name.

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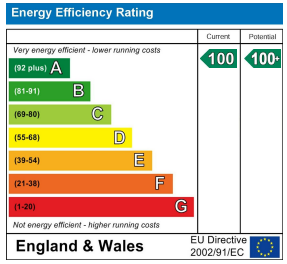
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Approximate Gross Internal Area 2633 sq ft - 245 sq m
(Excluding Outbuilding)
Ground Floor Area 1967 sq ft – 183 sq m
First Floor Area 666 sq ft – 62 sq m
Outbuilding Area 1189 sq ft – 110 sq m

(For Identification only – Not to scale)

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS