



Callington
PL17 7HB

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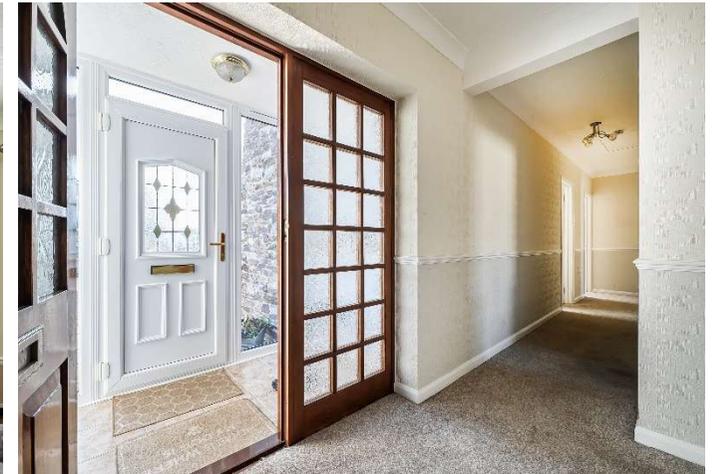
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DAWSONnott
ESTATE AGENTS

Guide Price £425,000

Situation:- Callington is a small town with a thriving community situated in 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 and Dentists.

- Extended To The Rear
- 3/4 Bedrooms & 2 Bathrooms
- Scope To Arrange An Annex
- Upvc Double Glazing and Gas CH.
- Generous Garage with Internal Access
- Level Plot With Access To All Sides



A uPVC door gives access into the bright sunny Entrance Porch, where further doors lead into the L shaped Hallway with the benefit of two built in cupboards, one for storage and the second an airing cupboard. From here all doors lead off to the accommodation and access can be gained to the Loft space. The spacious Lounge has a very sunny front aspect, with a built-in natural stone feature fireplace. The generous Kitchen/Diner overlooks the rear garden and is fitted with a comprehensive range of oak base and wall units with contrasting work surfaces also incorporating a dresser area, which has the benefit of glass display cabinets. There is a built-in double oven with gas hob and extractor fan over. Space and plumbing for an automatic washing machine and further space for a fridge. This room can be used as a Breakfast room with the alternative reception room utilised for a formal Dining room. Bedroom 2 is situated to the rear of the property overlooking the garden. It has the benefit of built in wardrobes with cupboard and drawer space. The front aspect Master Bedroom is a double room with a comprehensive range of built in bedroom furniture to include wardrobe and cupboard space. Bedroom 3 is a generous single room with a skylight window, with built in cupboard and drawer space. The family Bathroom has been updated and fitted with a quality modern suite, comprising of concealed low-level WC and vanity wash hand basin with cupboard space beneath and vanity mirror/light above. There is a bath with mixer tap and a chrome ladder effect radiator. This room has been fully tiled. The property also benefits from a separate Shower room with shower, low level w.c and wash hand basin. From the kitchen there is a door that leads to family room giving access to a further reception room with has plenty a space for a snooker table but can also be used as a further reception room from here there is access to the garage. The generous Garden Room enjoys the rear garden outlook. These three additional rooms would offer the potential to give separate living for a family member or potential to support someone with independent living if required. From the family and garden room doors lead out to the garden.



OUTSIDE

The property is enclosed and surrounded on all sides by its own level grounds. Access is gained via double wrought iron gates, leading to a generous brick paved driveway offering ample parking for several vehicles. This also leads to the generous garage. A brick paved pathway leads to the front entrance and continues across the front of the property, leading to the side and continuing to the rear. The garden is mainly laid to lawn with a generous well stocked shrub border. Pathways at both sides, with gated access to the rear garden. This garden is fully enclosed with lap fencing at the rear offering a degree of privacy. There is a paved seating area situated to one corner enjoying the sunshine and further patio outside the sun room. The remainder of the garden is laid to lawn. There is a timber shed in situ ideal for storage.

Services:- All main Servies are connected.

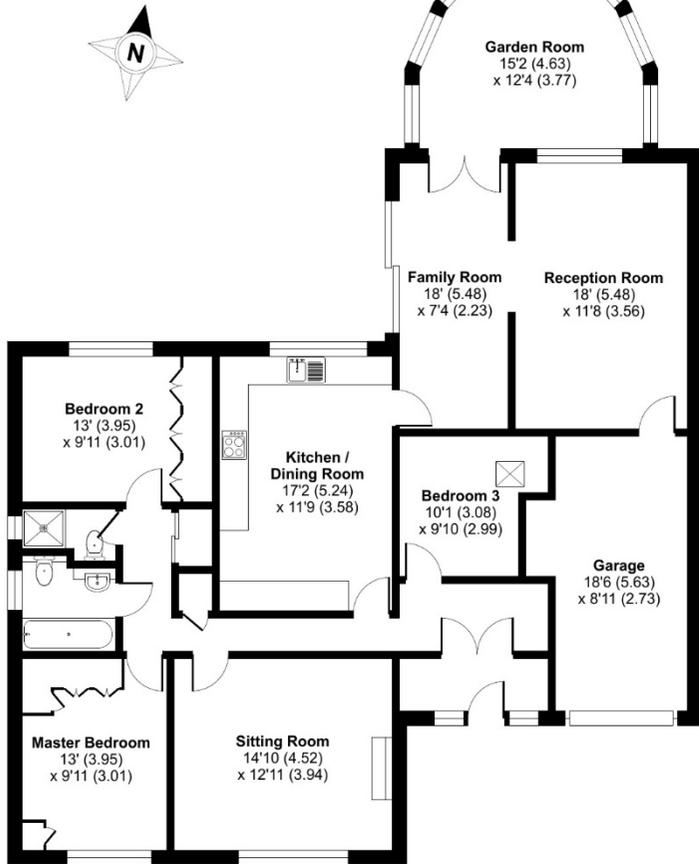
Tax Banding:- This has been recorded as Band C.



Lansdowne Road, Callington, PL17

Approximate Area = 1557 sq ft / 144.6 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1733 sq ft / 160.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Dawson Nott Ltd. REF: 1418370

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

