

Clitters, Callington

PL17 8HP

3 2 2

dawsonnott.co.uk

DAWSON nott

ESTATE AGENTS

Guide Price £425,000

Situated within the small hamlet of Clitters and approximately 3 miles from Callington town centre. Callington is a thriving Cornish town located within a prime location in South East Cornwall and just 15 miles from the city of Plymouth.

The town benefits from a range of facilities and amenities. The area provides some idyllic countryside walks within Kit Hill, Cotehele Estate and the Tamar Valley.

- **Semi Detached Period Cottage located in semi rural setting**
- **Lounge with wood burning stove and exposed walling**
- **Impressive Kitchen - Breakfast/Family area**
- **Many character features throughout**
- **3 Bedrooms, Shower room & Large Bathroom**
- **Panoramic Cornish Countryside Views**











An opportunity to purchase this stunning, charming cottage believed to originally date back to the mid 1800`s. The property has been fully renovated and finished to a very high standard. It is a credit to the current vendor. A modern stable door gives access through to the Porch way and then to the principle reception room, the Lounge. The main feature of this room is the large granite, Inglenook fireplace complete with a clome oven and set on a slate hearth with a granite lintel. There is exposed walling, beamed ceilings and stairs rising to the first floor. The lounge faces to the front with a lintel and window seat, together with an under stairs storage cupboard. The rear Hallway has beams and a pantry cupboard. The modern ground floor Shower room includes a low level WC, wash hand basin and double sized walk in shower. The Utility room has plumbing for a washing machine, with wooden work top over, space for a fridge, cloaks hanging area and door giving access the rear. The hub of the house is the Kitchen, which opens out to the Breakfast/family room. It is fitted with a range of base units with oak work top surfaces and matching splash backs. A Belfast sink, built in dishwasher, four ring induction Neff hob with an electric oven beneath and canopy above. There is also a display niche and English oak flooring. The Breakfast/family room has a cast iron wood burning fire set on a hearth, and has bifold doors. The oak flooring continues throughout this room with a beamed ceiling.
On the first floor the Landing gives access to the bedrooms and bathroom. The lovely, bright, twin aspect double Master Bedroom enjoys the garden outlook. Bedroom 2 is a spacious double bedroom with exposed walling, feature stained glass detail and exposed floorboards. Bedroom 3 again has exposed walling and is a versatile room which could be utilised for individual preferences. The good sized Bathroom is fitted with a low level WC, wash hand basin, corner bath and modern heated towel rail.

There are too many character features to all be included within the brochure so a viewing is HIGHLY RECOMMENDED to truly appreciate this property, its grounds and the views.









OUTSIDE

To the right hand side of the property there is a parking area and double electric gates which open to the paved driveway, suitable for 3/4 vehicles. The stone and granite finished double garage has electric doors, power and light, storage area and solar panels.
To the front there is a walled paved garden edged with attractive flower beds. The gardens have many wonderful places to sit, but just outside the Breakfast room there is a paved section ideal for morning coffee. Pathways continue to the rear where further well tended gardens and grounds can be found. They are divided into tiers and include lawns, attractive flower beds, trees, ferns, and natural hedging. A stone building is currently used for storage but has great potential! There is a garden shed also with solar panels and power. The gardens enjoy the most wonderful views stretching across Cornish countryside for all to admire.

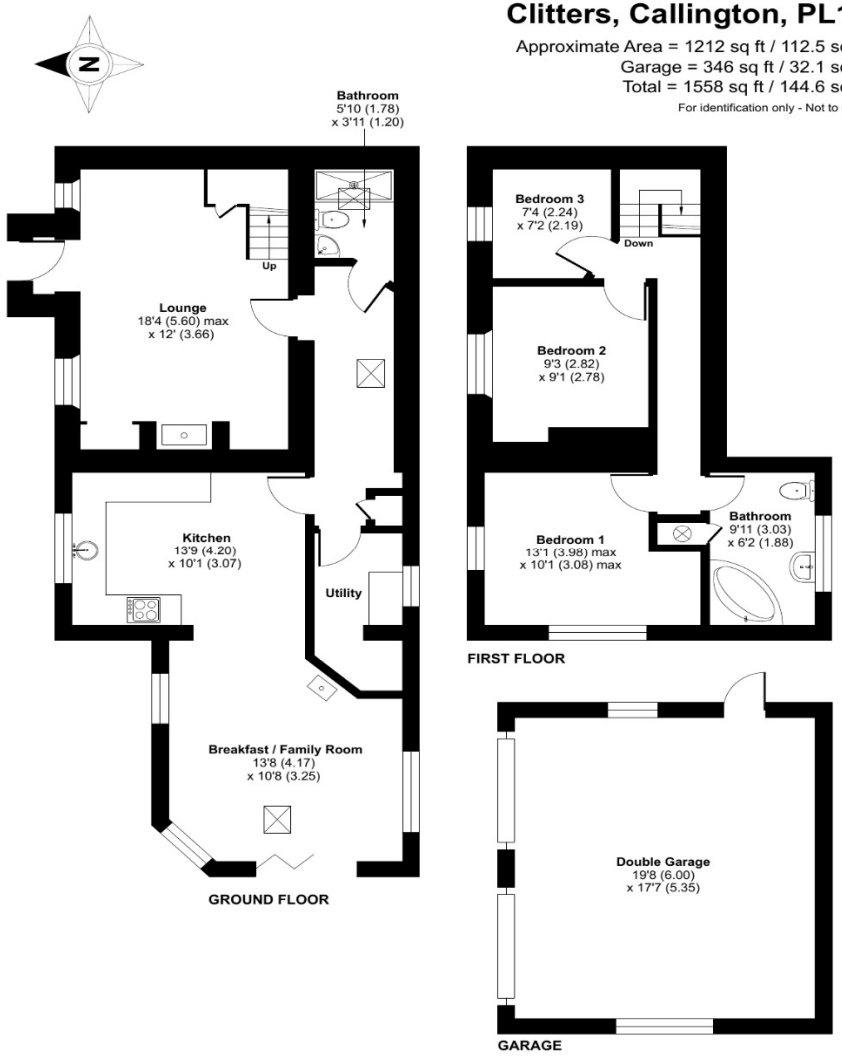
Services:- Mains electric, gas and water. Septic tank drainage and solid fuel central heating.

Council Tax:- Band C

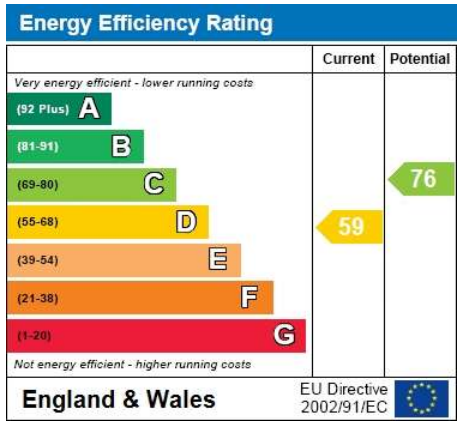
Note:- There are owned solar panels which provide electricity for the property and income for the vendor. (Further details available).

Clitters, Callington, PL17

Approximate Area = 1212 sq ft / 112.5 sq m
Garage = 346 sq ft / 32.1 sq m
Total = 1558 sq ft / 144.6 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 2026. Produced for Dawson Nott Ltd. REF:1487906



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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.

DAWSON nott
ESTATE AGENTS