



Trevean, Rilla Mill, Callington, Cornwall, PL17 7NT

Guide Price £345,000



For sale by Online Auction 16th November. A well-presented five-bedroom detached property situated in the village of Rilla Mill, Cornwall, occupying approximately 0.65 acres of enclosed gardens and paddock, with far-reaching views across the surrounding countryside.

Arranged over two floors in a reverse-level layout, Trevean has been designed to maximise the stunning rural outlook, with the principal living accommodation positioned on the upper floor.

The ground floor accommodation comprises an entrance hallway, two bedrooms, one benefitting from an en-suite shower room, a family bathroom, a modern fitted kitchen and a spacious living room.

Both the kitchen and living room provide direct access to a balcony spanning the rear elevation enjoying the countryside views. The lower ground floor provides three further bedrooms, including a master bedroom with a walk-in wardrobe, together with a modern shower room.

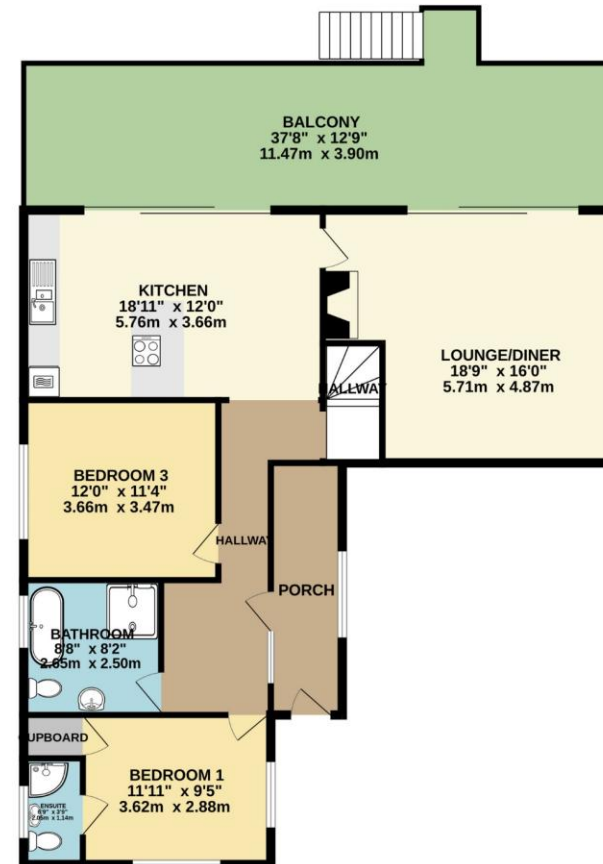
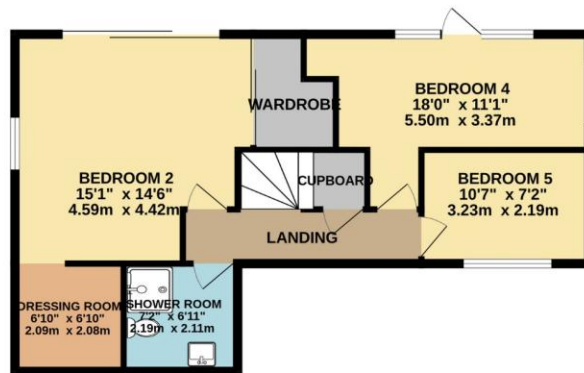
Externally, the property benefits from enclosed gardens and a paddock extending to approximately 0.65 acres. A private driveway offers off-road parking for numerous vehicles. Trevean presents an excellent opportunity for a variety of purchasers, whether seeking a spacious family home in a rural setting, a property with potential for development, subject to the necessary consents, or an investment opportunity for holiday letting.

Tenure Freehold

AUCTIONEERS NOTE The property is of part non-standard construction. Prospective purchasers are advised to consult their mortgage lender and surveyor prior to bidding to establish the suitability of the property for mortgage lending purposes.

To view this property call Lang Town & Country Estate Agents on 01752 256000.





TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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