



Pengelly Cottage

Linkinhorne, Callington PL17 8QP



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£295,000 Guide Price

Three bedroom detached house

Detached double garage, large greenhouse and stone outbuilding

Well sized plot offering huge potential including off grid capabilities

Fantastic countryside views

In need of some modernization and refurbishment throughout

Offered for sale with no onward chain

EPC—E



Location

Enjoying an appealing rural location some 4 miles from the self-contained town of Callington with supermarkets, doctors, dentist and veterinary surgery together with educational facilities and sporting clubs.

The city port of Plymouth is 18 miles to the south with department stores, university, mainline railway services to London Paddington, deep water marina and regular cross-channel ferry service to northern France and Spain.

Launceston is 9 miles to the north with access to the A30 which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station and an international airport.

Accommodation

ENTRANCE PORCH

Entrance via wooden door. Windows to the rear and side elevations, tiled flooring and spotlights. Space for washing machine and tumble dryer. Wooden stable door into:-

KITCHEN

Window to the rear elevation. Range of base and eye level units with work surface over, inset stainless steel sink with mixer tap and drainer, tiled splash back, integrated dishwasher, free standing electric oven and extractor fan above. Tiled flooring, radiator, spotlights and space for dining room table.

ENTRANCE HALLWAY

Doors leading to remainder of ground floor rooms. Door to airing cupboard. Window to the rear elevation, carpeted and spotlight.

W.C.

Window to the rear elevation. Close coupled W.C, tiled flooring and spotlight.

BATHROOM

Obscure window to the side elevation. Pedestal wash hand basin with separate taps and tiled splash backs. Half height wooden panelling, wooden panel enclosed bath with tiled splash back, mixer tap and shower above. Heated towel rail, tiled flooring and spotlights. Door into wooden storage cupboard.

LIVING ROOM

Window to the side elevation and wooden obscure door leading to the front of the property. Inset wood burner with exposed stone wall behind, tiled and granite hearth along with wooden mantel. Carpeted, wall lights, exposed beams and radiator. Built-in shelves and space for living room furniture. Stairs rising to first floor. Door leading into:-

STUDY / OFFICE

Window to the side and front elevation. Wooden hearth with boiler, LVT flooring, wall lights, exposed beams and radiator.

FIRST FLOOR LANDING

Window to the front elevation. Doors leading to all first floor rooms, carpeted and spotlights.

BEDROOM THREE

Window to the side elevation. Radiator, carpeted, spotlights and access to loft hatch.

BEDROOM ONE

Window to the side elevation. Radiator, carpet, exposed beams and doors to two separate inset handing space storage cupboards.

BEDROOM TWO

Window to the side elevation. Radiator, carpeted and access to loft hatch.

Outside

The property is accessed from the main road by a five-bar wooden garden. There is a gravelled parking area to the front of the property which provides parking for a number of vehicles. The garden is enclosed by mature hedge boundaries and is laid to lawn with some mature trees and shrubs. There is also access into the stone building together with large greenhouse. The property features a water well located in a small gravelled area to the front.

DOUBLE GARAGE

Up and over door, window to the side elevation and separate door leading to garden. Lighting and several power points.

STONE BUILDING

Storage shed which is split into two separate parts.

Services

Mains water, electricity and private drainage. Oil fired central heating.



EE Rating - E



Council tax band - D



Directions

What3Words - weeps.arena.pens



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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