



4 Chantry Park

Callington, Cornwall, PL17 7JF

KIVELLS

4 Chantry Park

Callington, Cornwall, PL17 7JF

£ 250,000 Guide Price

Three bedroom semi detached house

Two spacious reception rooms

Well proportioned living accommodation throughout

Level plot with front and rear gardens, garage and driveway

Far reaching countryside views

Offered for sale with no onward chain

Conveniently located within walking distance of local shops and amenities

EPC - D

Callington, Cornwall, PL17 7JF





Offered for sale with no onward chain, this spacious semi-detached home occupies a level plot with attractive front and rear gardens, off-road parking, a single garage, and enjoys far-reaching countryside views. Ideally situated within easy walking distance of local amenities, the property presents an excellent opportunity for purchasers seeking a home with plenty of potential. Although the property would benefit from some modernisation, it offers well-proportioned accommodation throughout and provides the perfect opportunity for a new owner to update and personalise the property to their own taste, creating a wonderful home.

The accommodation briefly comprises; entrance porch, entrance hallway, two reception rooms, kitchen, and a rear entrance porch currently used as utility room with a separate W.C. and internal access to the single garage. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys level front and rear gardens, providing excellent outdoor space for families and keen gardeners alike. A driveway offers off-road parking and leads to the single garage, while the property's elevated position affords attractive far-reaching views across the surrounding countryside.

Combining spacious accommodation, a sought-after location, and excellent scope for improvement, this is a superb opportunity to acquire a home which can be transformed to suit a purchaser's individual style and requirements.



Situation

Situated within the popular town of Callington which is surrounded by beautiful countryside set within the heart of South East Cornwall and is a short distance from the Tamar Valley, Bodmin Moor and Dartmoor.

Callington has many amenities to offer such as a selection of individual and nationally owned shops, primary and secondary schooling, doctors, dentists, sport clubs and churches.

The towns of Liskeard, Launceston, Tavistock and Saltash are all within approximately 10 miles, whilst the city of Plymouth is approximately 15 miles to the south and is the major retail centre for the area together with cross channel ferry service and intercity rail link.

The A30 dual carriageway is easily accessible at Launceston providing direct a direct link to the M5 at Exeter, some 42 miles distance.

Accommodation

Concrete steps lead to:-

ENTRANCE PORCH

uPVC door and windows to the front and side elevations. Tiled flooring, pendant light and obscure wooden door leading into:-

ENTRANCE HALLWAY

Stairs rising to first floor. Pendant light, radiator, carpeted and doors leading to all ground floor rooms. Under stair storage cupboard.

DINING ROOM

Window to the front elevation. Tiled brick open fireplace. Radiator, carpet, dado rail and pendant light. Space for dining room table.

KITCHEN

Window to the rear elevation and wooden obscure door leading to rear entrance porch. Range of base and eye level units with roll top work surface over, tiled splash backs and inset stainless steel sink with mixer tap and drainer. Space for freestanding cooker, space for under counter fridge, strip light, carpeted and radiator, space for small dining room table and door leading into:-

LARDER CUPBOARD

Obscure window to the rear. Shelving. A fantastic space.

REAR PORCH / UTILITY ROOM

Window to the rear elevation overlooking garden. Vinyl flooring. Space for washing machine and tumble dryer. Night storage heater. Wooden door into:-

W.C.

Window to the rear elevation. Close coupled W.C. and pedestal wash hand basin with mixer tap. Vinyl flooring. Door to:-

GARAGE

Up and over door. Window to the rear elevation. Space for one car. Concrete floor.

LIVING ROOM

Window to the front and rear elevation. Carpeted, radiator, round ceiling light and fireplace with inset electric wood burner with tiled hearth and mantel.

From the entrance hallway stairs rise to:-

FIRST FLOOR LANDING

Doors leading to all first floor rooms. Loft hatch and pendant light.

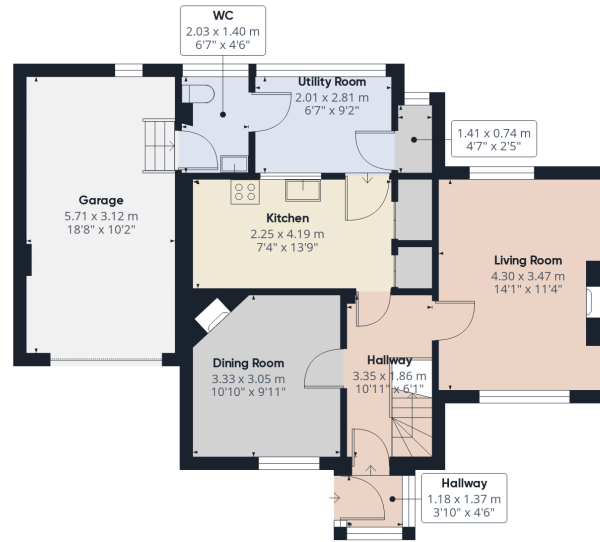
BEDROOM ONE

Windows to the rear and front elevations with a fantastic distinct countryside views. Radiator, pendant light and carpet. Space for double bed and bedroom furniture.

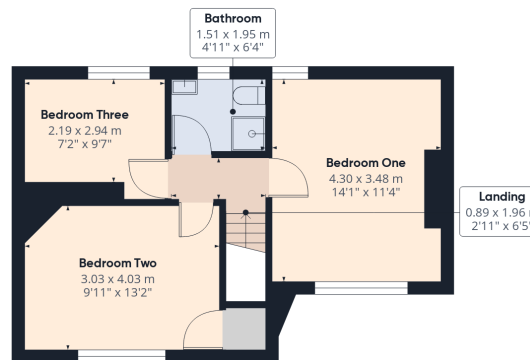


Floor plan

Floor plan for identification purposes only, not to scale



Floor 0



Floor 1



Approximate total area⁽¹⁾

109.8 m²

1182 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

BATHROOM

Obscure window to the rear elevation. Suite of close coupled W.C., corner shower with electric shower and pedestal wash hand basin with separate taps. Spotlights, vinyl flooring and radiator.

BEDROOM THREE

Window to the rear elevation. Carpet, radiator, dado rail, pendant light, space for double bed and bedroom furniture.

BEDROOM TWO

Window to the front elevation with fantastic distant countryside views. Carpet, radiator, dado rail, space for double bed and bedroom furniture. Door into storage cupboard currently housing the boiler.

Outside

At the front of the property is a driveway providing parking for a number of vehicles with a wooden pedestrian gate leading to the rear garden and access to the garage.

As you approach the front entrance there is an area laid to lawn with half height stone wall and mature hedge boundary. There is also a veranda which creates a quiet spot for enjoying the summer days.

At the rear of the property there is a small patio area leading off the rear entrance porch. The rear garden is bordered by a variety of mature hedge boundaries and wooden fencing, being laid to lawn with a central paved path and established flower beds. There is also the footings amongst the garden for a greenhouse. From the rear garden there is also distant countryside views.





EE Rating - D



Council tax band - C



Directions



What3Words –
replays.column.quirky



Virtual Tour - Available on
request

Services

Mains water, electricity gas and drainage.

Agents Note

Please note that the property is going through probate which has not yet been granted.

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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