



Kimberley,
Lower Downgate, Callington

LODGE & THOMAS

ESTABLISHED 1892

Kimberley,

Lower Downgate, Callington,
Cornwall PL17 8LA

Guide Price: £350,000 Freehold

- Charming and characterful detached cottage
- Meticulously presented accommodation
- Sunny aspect overlooking generous garden
- 2 receptions and 2 double bedrooms
- Highly regarded hamlet setting away from main road

A charming detached cottage which has been sensitively refurbished, providing two bedroom and two reception room accommodation together with delightful gardens.

The Property

This wonderful stone built detached cottage is rumoured to once have been two, but today is presented as one bright and comfortable home. In recent years it has been refurbished, carefully enhancing the character of the cottage but at the same time combining it with modern amenities that include double glazed windows, gas heating and re-fitted kitchen and bathroom.

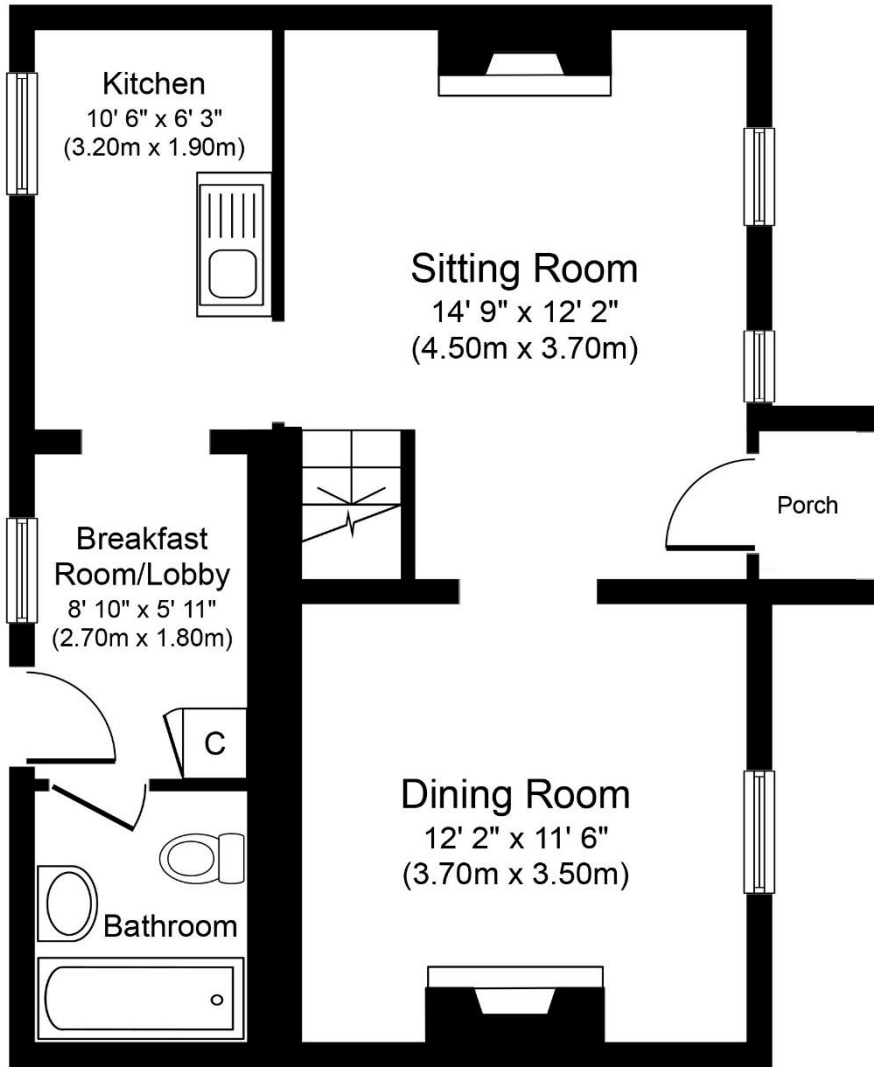
At ground floor one enters into the living room, the focal point of which is an Inglenook fireplace with a heavy granite lintel, bread oven and fitted wood burner. Leading off the lounge is a generous dining room with former fireplace, and to the rear, a very smartly fitted kitchen/breakfast room. The ground floor bathroom and wc has a shower over the bath whilst upstairs there are two double bedrooms and a further separate wc.

The cottage enjoys well tended and sunny gardens, extending mainly to the front, where there is a gravelled sitting out area for enjoying alfresco dining in the sunshine and which in turn connects with a double parking bay. To the rear there is an enclosed garden, safe for children and pets and to the corner of which is a very useful stone built store.

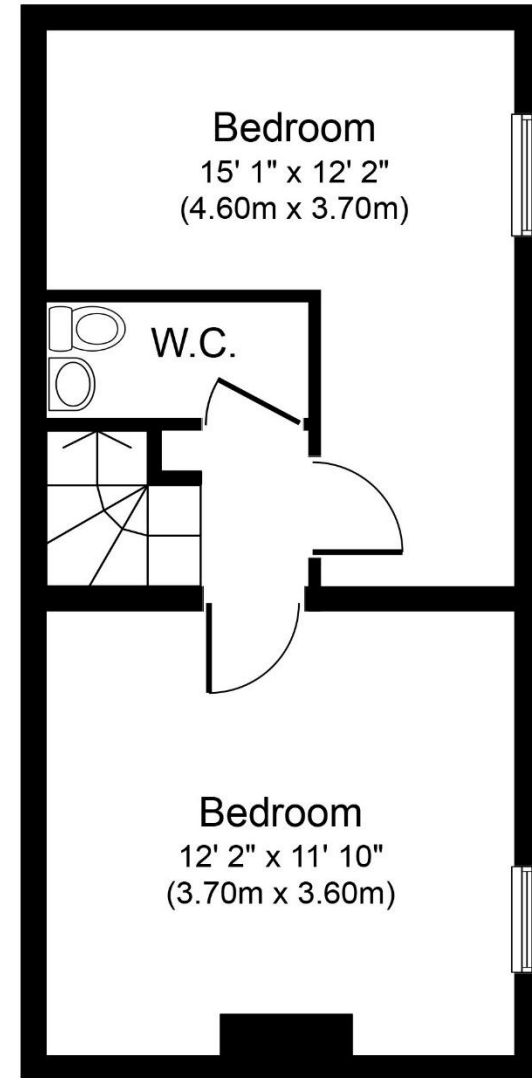








Ground Floor
 Approximate Floor Area
 509 sq. ft.
 (47.3 sq. m.)



First Floor
 Approximate Floor Area
 323 sq. ft.
 (30.0 sq. m.)

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

LOCATION

Lower Downgate is a small hamlet 3 miles to the north of Callington. This central and accessible but quiet location is about 1 ½ miles from the village of Stoke Climsland where there is a Parish church, social club, primary school, community centre, village hall and shop. It is an area popular for those who enjoy walking and other rural pursuits. Callington itself is a busy town providing a range of shopping, schooling and recreational facilities. 8 miles to the north of Lower Downgate is the ancient town of Launceston, situated on the A30, whilst Saltash and Plymouth are 14 miles to the south.

EPC D57 COUNCIL TAX BAND C

SERVICES

Mains electricity, gas and water. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

From the A30 at Launceston, proceed southbound on the A388 towards Callington. Stay on this road for around 7 miles and then take the left hand turning signposted Duchy College. Follow this road through Venterdon and then continue through the village of Stoke Climsland. Continue along this road, keeping left at the triangle and onwards into Lower Downgate. Shortly after entering into the hamlet turn right after Dingly House into Ferndale, proceed left around the sharp corner and the property for sale will be found a short way along on the left hand side.

[what3words///bullion.backswing.ticking](https://www.what3words.com/bullion.backswing.ticking)



Not to scale. For indicative purposes only.

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