



Trehale  
Beals Mill, Callington, Cornwall PL17 8LR

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# Trehale

Beals Mill, Callington, Cornwall PL17 8LR

£210,000



- Semi-detached character cottage
- Set in the lovely hamlet of Beals Mill
- Sitting rooms/dining room, kitchen, utility and porch
- Bathroom, two bedrooms plus study/office
- Mains gas central heating, multi fuel stove and double glazing
- Lovely gardens including summerhouse, shed, greenhouse and hot tub

Ref: CA00005296

## SITUATION

The property is set in the small hamlet of Beals Mill which is in the heart of the East Cornwall countryside yet only a mile from Treburley village on the A388. Treburley is renowned for the Springer Spaniel public house/restaurant whilst some 4 miles further to the north is the major town of Launceston. Roughly 1.5 miles south of Beals Mill is the village of Stoke Climsland which has a range of amenities including post office/shop, social club, primary school, church and Parish Hall. Callington town is some 5 miles south of Beals Mill with doctors, dentist, veterinary surgery, community college and the city of Plymouth is some 15 miles south of Callington.

## DESCRIPTION

Trehale is a delightful character cottage which is extremely well presented. All windows of the property are double glazed and there is a multi fuel burner in the sitting room together with mains gas central heating. The property has stunning gardens together with shed, greenhouse, summerhouse and hot tub.

## ACCOMMODATION

The property is approached via a triple aspect front **Porch** which opens into the main sitting/dining room through a stable door. The **Sitting/Dining Room** has multi fuel burning stove set in a stone fireplace, beamed ceiling, stairs to first floor with under stair cupboard, door to kitchen and windows overlooking the front garden. The **Kitchen** is located beyond with a very practical layout having a range of floor and wall units, Range cooker with two ovens and grill, five ring gas hob, inset one and a half bowl sink unit, window to the garden, space for fridge and provision for washing machine and dishwasher. A second stable door leads out to a **Rear Porch/Utility** with space for a fridge/freezer and tumble dryer with a door out to the rear garden.

Stairs ascend to the first floor **Landing** with loft hatch, airing cupboard having mains gas combi boiler and all first floor rooms off. The **Master Bedroom** has a large window to the front and fireplace, the **Second Bedroom** currently used as a hobby/sewing room has a window to the front. The dual aspect **Bathroom** has both bath and shower cubicle, W.C. and wash hand basin. There is also another room upstairs which is currently used as an **Office/Study**.

## OUTSIDE

There is unrestricted on road parking available outside the property with the gardens split into three main sections. There is a gravelled area to the front of Trehale which gives access into the dwelling as well as leading to the other sections of the garden with **Wood Store, Coal Bunker** and outside light. The picturesque rear garden is quite a sun trap having pond with waterfall, large covered **Storage Area** and outside tap. Finally the third and largest section of the garden is located to the side of the property with **Shed, Greenhouse, Summerhouse** and **Hot Tub** being mainly laid to lawn with an area previously housing chickens which could be used as a vegetable patch. From this section of the garden you can also enjoy a lovely view over the surrounding countryside. Just a few metres from the front of the property is a disused well which does not currently serve the property, but could be pumped into the garden if required.

## SERVICES

Mains water, electricity, gas and sewerage.

## COUNCIL TAX BAND

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## EE RATING

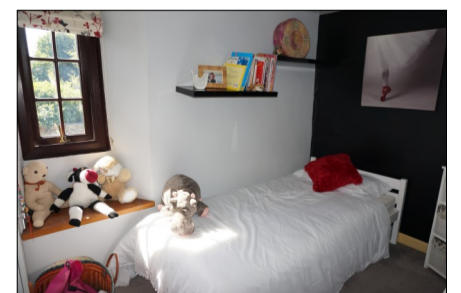
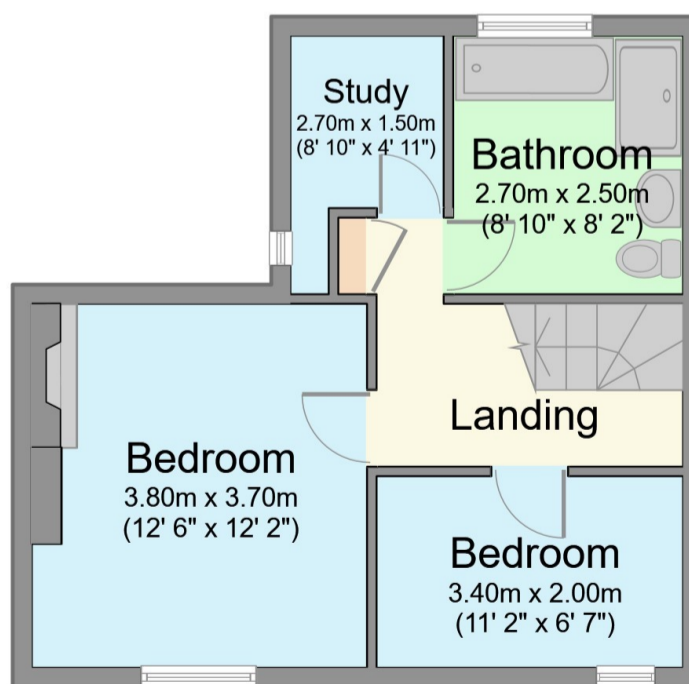
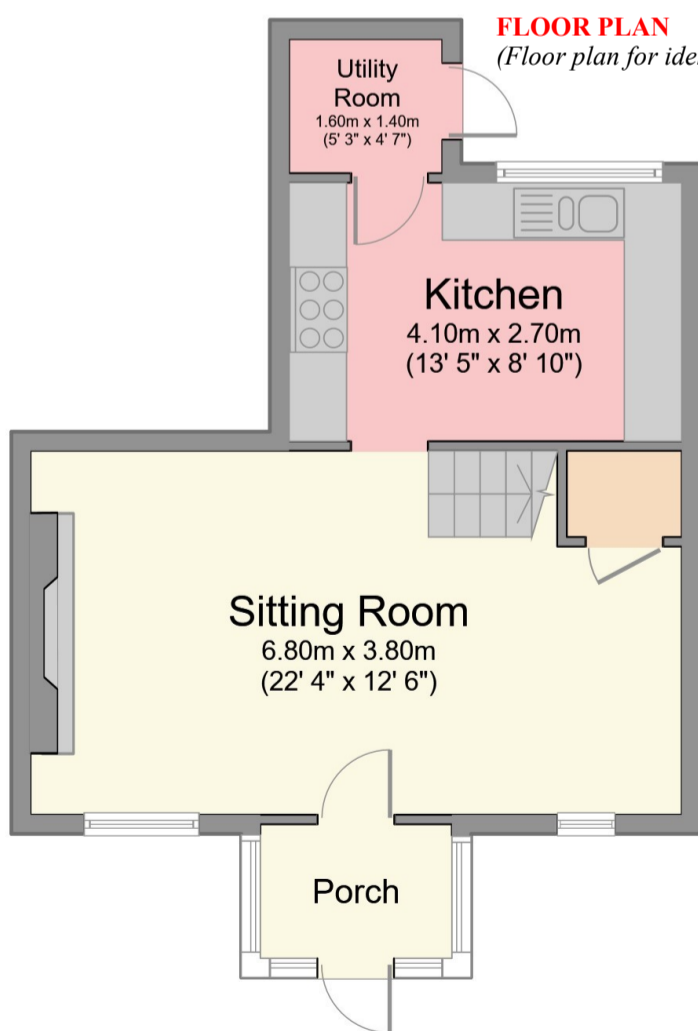
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## TENURE

Freehold

## DIRECTIONS

From Callington proceed towards Launceston on the A388 road bearing off after roughly a mile at Kelly Bray taking the turning to the right of the Swingle Tree public house to Stoke Climsland. Continue for approximately 1.75 miles to Stoke Climsland village and continue straight through keeping on the same road for a further 1.5 miles down to Beals Mill. On reaching the hamlet the cottage will be found on the right hand side with its name displayed at the front.



**VIEWINGS** Please ring **01579 384 321** 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](http://www.kivells.com).

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