



mansbridgebalment

CALSTOCK

£399,950





3 ROCK PARK VILLAS

Calstock, PL18 9RF

A substantial double fronted detached Edwardian family home peacefully situated in an elevated position enjoying far reaching countryside and river views.

3 Reception Rooms

5 Bedrooms

South Facing Gardens

Various Outbuildings

Off-Road Parking

£399,950



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

A substantial and extremely spacious five bedroom two bathroom double fronted detached Edwardian family home with three reception rooms and mature south facing gardens. The property is peacefully situated backing onto fields in an elevated position, enjoying panoramic countryside and river views. It is located on the fringes of the popular Cornish riverside village of Calstock in the Tamar Valley which is a designated Area of Outstanding Natural Beauty. It is within easy reach of the village amenities and transport links.

This wonderful south facing home retains a wealth of period and interesting features originally built in 1903 as two three bedroomed semi-detached houses which have been combined to form a large family home. The well proportioned and versatile accommodation set over two floors briefly comprises: entrance porch, reception hall, kitchen, walk-in pantry, utility room, dining room, living room with open fire, 24ft dual aspect sitting room with open fire, boot room, ground floor wet room, rear lobby, boiler room, large spilt level landing, five bedrooms and family bathroom. There are south facing gardens with various outbuildings and valuable off road parking.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Solid wooden front door with glazed panel above and outside lighting leads into:

ENTRANCE PORCH

Original tessellated tiled flooring; PVCu double glazed window to side; part-glazed wooden door leads into:

RECEPTION HALL

15' 7" x 13' (4.75m x 3.96m)

Dado rail; original balustrade staircase rises to first floor with built-in understairs storage cupboard; exposed wooden floorboards; telephone point; additional built-in understairs storage cupboard; recess to front (formerly the second entrance porch) with original tessellated tiled flooring and PVCu double glazed windows to both front and side aspects; two radiators.

SITTING ROOM

24' 7" x 11' 7" (7.49m x 3.53m)

Fabulous dual aspect sitting room (previously two separate reception rooms) with feature open fireplace with slate hearth housing a cast iron multi-fuel burning stove; additional fireplace with slate hearth housing a decorative cast iron stove; feature wooden parquet flooring; television point; PVCu double glazed window to front overlooking garden with far-reaching countryside views; additional PVCu double glazed window to rear overlooking courtyard; two double radiators.





LIVING ROOM

12' 2" x 11' 6" (3.71m x 3.51m)

Feature open fireplace with cast iron and tiled surround and slate hearth housing a cast iron multi-fuel burning stove; television point; PVCu double glazed window to front overlooking garden with countryside views; double radiator.

DINING ROOM

12' 2" x 11' 6" (3.71m x 3.51m)

Feature fireplace with wooden mantel and surround with slate hearth with ornamental cast iron fire; built-in storage cupboard with stripped wooden doors and shelving to both recesses; picture rail; PVCu double glazed window to rear overlooking courtyard; double radiator; door into:

REAR LOBBY

Part wood panelled walls; terracotta tiled flooring; opening into kitchen and stripped wooden door into:

WALK-IN PANTRY

5' 6" x 5' 4" (1.68m x 1.63m)

With shelving; space for upright fridge/freezer; continuation of the terracotta tiled flooring.



KITCHEN

10' 8" x 7' 9" (3.25m x 2.36m)

Fitted with matching pine base cabinets with contrasting roll top worksurfaces; inset stainless steel single sink unit with mixer tap and drainer; space for cooker; space and plumbing for dishwasher; exposed stone walling; terracotta tiled flooring; spotlighting; PVCu double glazed window to side overlooking courtyard; PVCu double glazed door to side providing access to courtyard; double radiator; door into:

UTILITY AREA

7' 5" x 3' 4" (2.26m x 1.02m)

Terracotta tiled flooring; space for fridge; door leads into:

WET ROOM

8' 10" x 6' 7" (2.69m x 2.01m)

Fitted with a white suite comprising tiled wet room style shower area with Mira Sport shower, low level WC, pedestal wash handbasin; spotlighting; tiled flooring with underfloor heating; PVCu double glazed window to front into courtyard; additional obscure PVCu double glazed window to front; extractor fan; double radiator.



BOOT ROOM

8' 6" x 5' 8" (2.59m x 1.73m)

Built-in storage cupboard with shelving; coat hooks; tiled flooring; radiator; doorway into:

UTILITY ROOM

10' 7" x 5' 8" (3.23m x 1.73m)

Fitted with matching base cabinets with contrasting roll top worksurfaces; inset stainless steel single sink unit with drainer; space and plumbing for automatic washing machine and tumble dryer; tiled flooring; PVCu double glazed window to side overlooking courtyard; PVCu double glazed door to side providing access to courtyard; radiator; wooden door leads into:

BOILER ROOM

10' 7" x 8' (3.23m x 2.44m)

Floor mounted Grant oil fired combination boiler; window to front into courtyard; shelving; exposed stone walling; recessed log store.

FIRST FLOOR:

LANDING

Large split level landing with wooden balustrade; two accesses to loft space.

BEDROOM ONE

17' 8" x 11' (5.38m x 3.35m)

Spacious light and airy bedroom with feature tiled fireplace with cast iron grate; built-in storage cupboard with stripped wooden doors to one recess; telephone point; two PVCu double glazed windows to front overlooking garden with far-reaching panoramic views along the River Tamar; radiator.

BEDROOM TWO

17' 9" x 11' (5.41m x 3.35m)

Another spacious light and airy bedroom currently used as an artist's studio; feature cast iron fireplace with wooden mantel and surround with slate hearth; built-in storage cupboard with shelving to other recess; exposed wooden floorboards; picture rail; two PVCu double glazed windows to front overlooking garden with fabulous countryside and river views; radiator.

BEDROOM THREE

13' 2" x 9' 2" (4.01m x 2.79m)

Feature cast iron fireplace with wooden mantel and surround; picture rail; PVCu double glazed window to rear overlooking the bordering farmland; radiator.

BEDROOM FOUR

13' 2" x 9' 2" (4.01m x 2.79m)

Feature cast iron fireplace with wooden mantel and surround; built-in storage cupboards with stripped wooden doors to one recess; PVCu double glazed window to rear with far-reaching views over the bordering countryside; double radiator.

BEDROOM FIVE

8' 5" x 8' 3" (2.57m x 2.51m)

Built-in linen cupboard with shelving; PVCu double glazed window to rear with countryside views.

BATHROOM

8' 6" x 8' 2" (2.59m x 2.49m)

Fitted with a four piece white suite comprising bath with telephone-style shower mixer taps, low level WC, bidet, pedestal wash handbasin; PVCu double glazed window to rear with views over the bordering farmland; tiled flooring with underfloor heating; radiator.

OUTSIDE

A wrought iron pedestrian gate opens to a pathway with steps leading to the main front door with pathways to both sides of the property leading to both the rear courtyards and outbuildings.

The majority of the garden is laid to the front of the property and enjoys a sunny south facing aspect and the lovely Tamar Valley views.

Immediately to the front are two patio areas either side of the front door, both providing an ideal space for outside dining and enjoying the sunshine and views. The front garden is mainly laid to an expanse of lawn bordered by mature hedging with several well stocked flowerbeds with a colourful array of plants, shrubs and bushes.



The lawn continues to one side of the property which has two brick built and stone built outbuildings, the first measuring 6' 5" x 5', used as a garden store and the second measuring 4' 7" x 2' 9", formerly the outside WC and now also used for storage with shelving and window to side.

To the rear of the property are two separate courtyard gardens, one accessed via the kitchen and the other via the utility room.

To the rear of the courtyard are further outbuildings, the first measuring approximately 7' 6" x 7' 1" with pitched tiled roof and used for storage, is accessed via the kitchen side courtyard and the other outbuilding accessed via the utility courtyard, measuring 7' 6" x 5' 9", with pitched tiled roof and used as a woodstore.

Alongside the front garden is a parking area for one/two vehicles.



SERVICES

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

OUTGOINGS

We understand this property is in band 'E' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

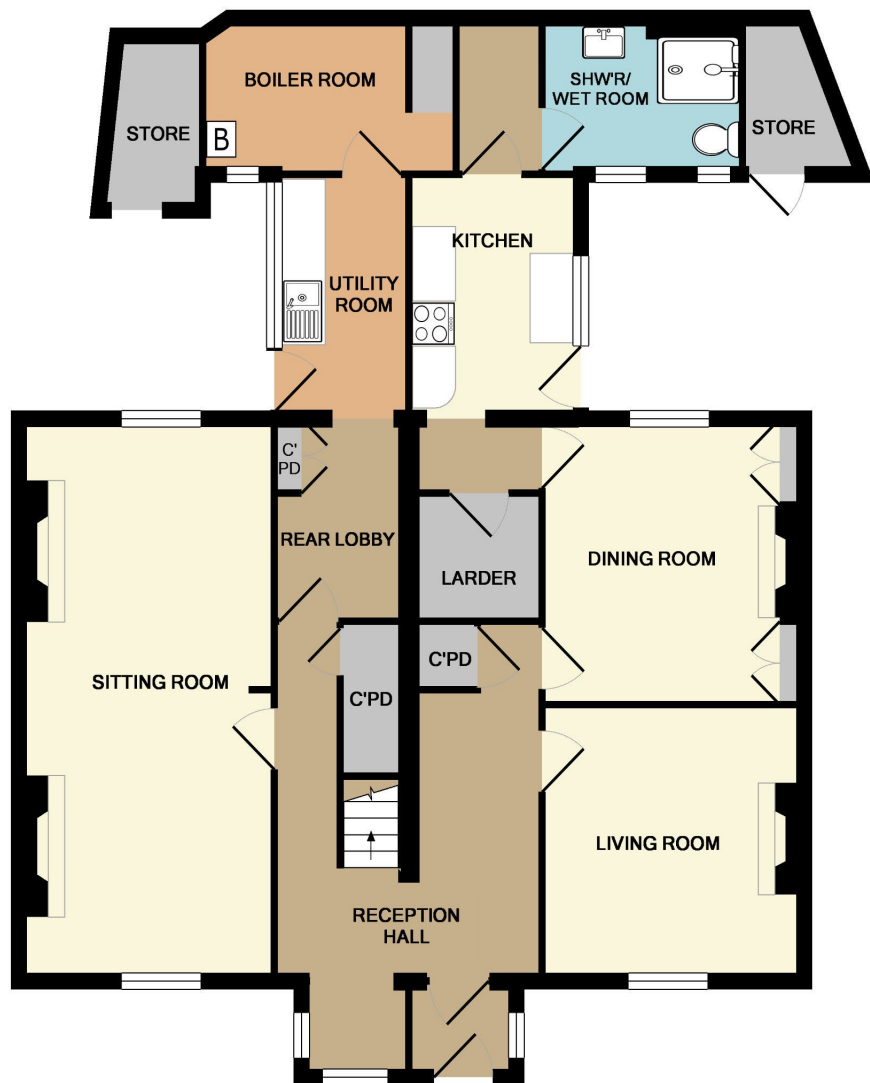
DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the traffic lights and continue up Sand Hill. At the brow of the hill, just before the Texaco Garage, bear left to Albaston and Calstock. Continue through the hamlet of Albaston before turning left at the T-junction. Follow this road for approximately 1.5 miles to Calstock. Take the first left hand turn after the 30mph sign, where the property will be found at the end of the lane on the left hand side.

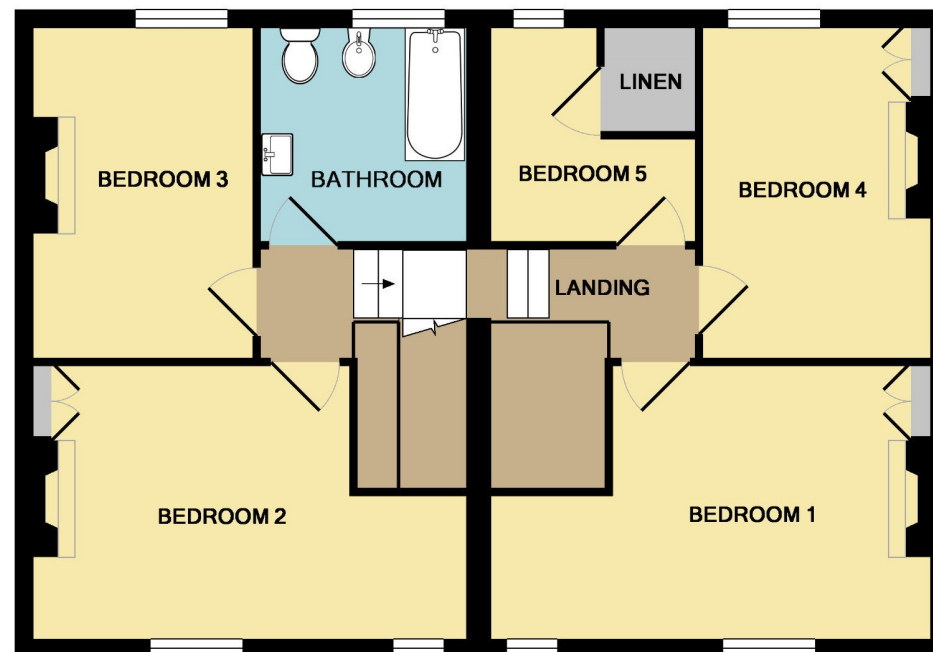








GROUND FLOOR
APPROX. FLOOR
AREA 122.3 SQ.M.
(1316 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 82.8 SQ.M.
(892 SQ.FT.)



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*** PL19, PL20, EX20**

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