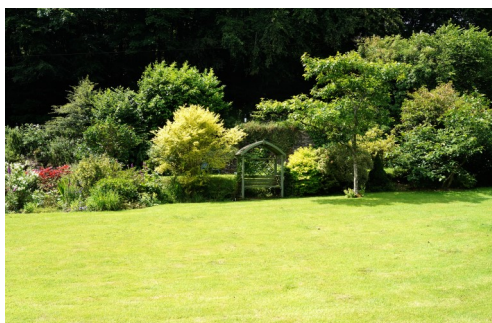


# mansbridgebalment

The Old Smithy, Newbridge, Callington, Cornwall, PL17 7HL **£340,000**



[www.mansbridgebalment.co.uk](http://www.mansbridgebalment.co.uk)

## SITUATION

Situated in a small rural hamlet bordering the banks of the River Lynher, approximately 1.5 miles from the Cornish market town of Callington and within easy reach of Liskeard and the A30.

## DESCRIPTION

Grade II Listed and of some historical note, The Old Smithy dates back in parts to the 17th century and although the property has been extensively altered and extended over the years, many original period features still remain and the cottage has a warm and cosy feel about it. The well proportioned accommodation is arranged over two floors with windows overlooking the extensive grounds and gardens, which are a particularly attractive feature, extending to approximately 1 acre, with approximately 250 yards of river frontage.

## 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:

**ENTRANCE DOOR** Half glazed timber entrance door.

**DINING ROOM** 21' 6" x 11' 5" (6.55m x 3.48m) maximum  
Woodburning stove in deep inglenook fireplace with original cloam oven; wooden mantle and stone hearth; beamed ceiling; turning stairs to first floor; useful understairs storage cupboard; tiled floor; radiator; window to front. Doors to:



**LAUNDRY ROOM** 9' 6" x 6' 0" narrowing to 3' 7" (2.9m x 1.83m)  
Plumbing for automatic washing machine; venting for tumble dryer; site of gas central heating boiler; storage shelving; radiator; tiled floor; window to side.

**SITTING ROOM** 22' 6" x 11' 7" (6.86m x 3.53m)  
Multi-fuelled stove beneath a timber mantle with stone hearth; beamed ceiling; built in storage cupboard; two radiators; windows overlooking the front garden. Door to:

**KITCHEN/BREAKFAST ROOM** 16' 2" x 14' 8" (Plus vestibule) (4.93m x 4.47m)  
Fitted with a modern range of base storage units with hardwood work surfaces over incorporating an inset Belfast sink with mixer tap over; electric range cooker with halogen hot plates, two ovens and grills; tiled splashbacks; built in dishwasher; space for tall fridge freezer and additional white goods as required; painted beams to ceiling; stripped wooden floorboarding; two radiators; two windows to front; French doors to outside.

**VESTIBULE** Window to side; doors to:

**CLOAKROOM** Low flush wc; pedestal wasbasin with tiled splashback; radiator; tiled floor; opaque window to front.

## FIRST FLOOR

**HALF LANDING** Door to outside; the staircase splits left and right to:

**BEDROOM ONE** 12' 10" x 12' 6" (3.91m x 3.81m)  
Exposed purlins; exposed wooden floorboards; radiator; window to front overlooking the garden.

**ENSUITE** White suite comprising pedestal washbasin; low flush wc; fully tiled double shower cubicle with Mira electric shower over; built in double wardrobe with hanging rail; radiator; extractor fan; window to side.

**BEDROOM TWO** 12' 6" x 11' 9" (3.81m x 3.58m)  
Exposed purlins; access to roof space; radiator; window to front overlooking the garden.

**BEDROOM THREE** 10' 7" x 8' 2" (3.23m x 2.49m) Exposed purlins; stripped wooden floorboards; radiator; window to front with views overlooking the garden.

**FAMILY BATHROOM**

9' x 8' (2.74m x 2.44m) maximum

Fitted with a white suite comprising pedestal washbasin with tiled splashback; low flush wc; panelled bath; overstairs storage cupboard; radiator; opaque window to front.

**OUTSIDE**

The property stands in its own extensive grounds and gardens of approximately 1 acre in total with timber gates providing vehicle access from the road to a gravelled driveway with ample parking and turning for several cars. Beyond the driveway is a paved seating area, sheltered and secluded, ideal for outdoor entertaining and providing a perfect vantage point from which to overlook the garden and river. Beyond here is the remainder of the formal garden which is arranged in two level tiers, predominantly laid to lawn with well stocked flowering beds and borders, established trees and shrubs. Beside the formal garden, and bordering the banks of the River Lynher, is "the field", a large expanse of mowed lawn interspersed with lovingly tended, well stocked flowering beds and borders which provide an attractive array of seasonal colour. Well established specimen trees are interspersed throughout the field and a separate field gate provides a second access to the roadside.

The field includes approximately 250 yards of river frontage, from which the owners (and previous owners) have enjoyed unopposed fishing since at least 1996.

**OUTBUILDINGS**

**TOOL STORE**

12' 4" x 9' 8" (3.76m x 2.95m)

The former smithy, of stone construction with old hitching post and cobbled floor; power and light supply; beneath a corrugated roof.

**WORKSHOP**

23' 5" x 9' 5" (7.14m x 2.87m)

A large dry storage space or workshop with power and light supply; ample natural light provided by windows to front and side and additional Velux windows in the roof.

**SERVICES**

Mains gas, mains electricity, mains water and private drainage.

**OUTGOINGS**

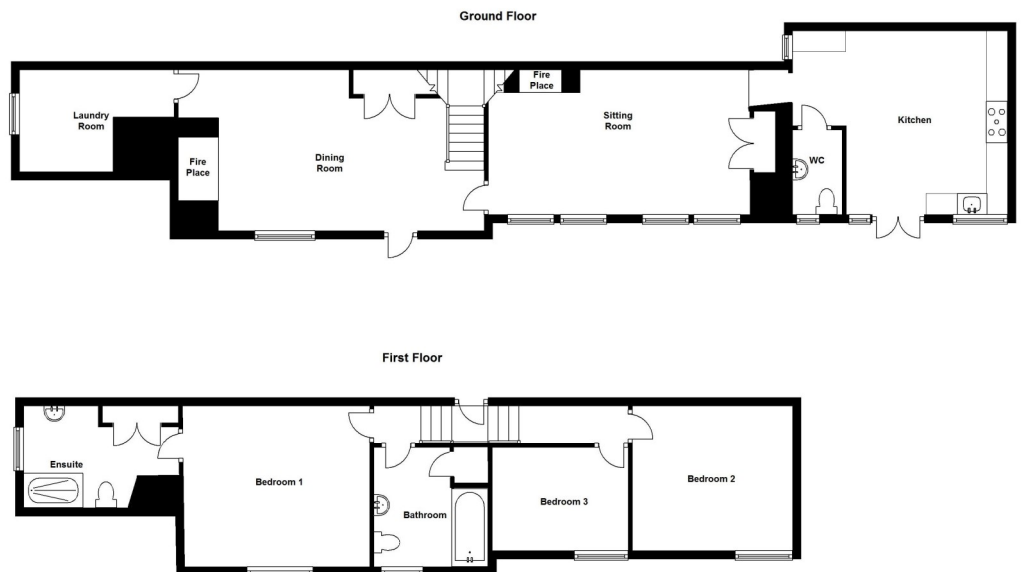
We understand this property is in band ' D ' for Council Tax purposes.

**VIEWING**

By appointment with MANSBRIDGE & BALMENT on 01822 612345.

**DIRECTIONS**

Leave Tavistock via the A390, heading towards Gunnislake and Callington. Proceed through the village of Gunnislake, passing the hamlet of St. Ann's Chapel, before reaching the town of Callington. At the roundabout, proceed straight ahead, continuing along the A390 to the next roundabout before turning left towards Liskeard. Continue along this road (A390) for approximately 1.5 miles before reaching the hamlet of Newbridge. Continue down the hill, pass over the bridge and the driveway to the property will be found immediately thereafter, on the right hand side.



FLOOR PLAN DISCLAIMER  
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