



CALSTOCK

O.I.R.O. £650,000

Wonderful 4/5 Bedroom Bungalow with Approximately 3.5 Acres



4/5 Bedrooms



3 Bathrooms



2 Reception Rooms



EPC Rating: E (43)

MILLER
TOWN & COUNTRY



- » Wonderful 4/5 Bedroom Bungalow
- » Approximately 3.5 Acres
- » Orchards & Paddock
- » Formal, Fruit & Vegetable Gardens
- » 60' Greenhouse
- » Woodland & Views
- » South Facing Property & Grounds

The Property

Wonderful lifestyle property with four/five-bedroom home and approximately three and a half acres of formal gardens, paddock, orchards and woodland as well as a large sixty-foot greenhouse. The current owners have enjoyed establishing a delightful hidden paradise with chickens, bees and an abundance of fruit and vegetables as well as river views over the Tamar from the land. The paddock could allow for additional livestock if desired. This is a rare opportunity for those wanting a chance to be almost self-sufficient.

Location

Sitting on the fringe of the popular village of Calstock with easy access to the river Tamar for sailing, kayaking or paddleboarding. There is a wide range of amenities within the village as well as a rail link to Plymouth. The nearby towns of Saltash, Callington and Tavistock are also easily accessible, and all offer a wide range of primary and secondary schooling as well as supermarkets and leisure facilities. The Tamar Valley is renowned for its beautiful countryside as well as being an Area of Outstanding Natural Beauty.



Accommodation

This versatile property offers 4/5 bedrooms and there is a large loft offering further scope, subject to the necessary consents. A covered storm porch leads into a large L-shaped hallway off which are a sitting room and separate dining room leading to a conservatory, all enjoying a southerly aspect. There is a kitchen with a walk-in pantry, a utility, family bathroom and two ensuite bathrooms along with a further cloakroom/WC. The bungalow feels light and airy throughout and the integral garage workshop offers the potential to create an annexe for a dependent relative if required (subject to the necessary consents and permissions).

Services: Mains electricity and water. Private drainage system. Telephone & broadband are connected.

Heating: Combi boiler. Solar panels for heating the water in the summer and a back boiler in the woodburner for heating the water in the winter.





Total area: approx. 192.3 sq. metres (2070.3 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Accommodation

Ground Floor

- Open Fronted Storm Porch 4'10" x 6'1"
- Reception Hall 36'2" x 11'4" max (L-shaped)
- Dining Room 15'3" x 13'02" into bay window
- Conservatory 11'5" x 10'2"
- Sitting Room 15'3" x 12'8" into bay window
- Kitchen 14'7" x 10'3"
- Rear Hall 6'4" x 6'4" (L-shaped)
- Utility 8'4" x 8'2" (L-shaped)
- Cloakroom/WC 2'10" x 4'4"
- Bedroom 4 12'5" x 9'11" into bay window
- Bedroom 3 15'6" x 10'4"
- Bedroom 1 13'9" x 14'9"
- Bedroom 1 Ensuite 5'5" x 9'4"
- Bedroom 2 13'8" x 13'8" (slightly L-shaped)
- Bedroom 2 Ensuite 5'7" x 5'7"
- Study/Bedroom 5 7'11" x 10'4"
- Family Bathroom 5'4" x 8'2"
- Garage 18'7" x 13'2"

Outside

- Greenhouse 10'6" x 59'10"
- Garden/Games Room 19'8" x 17'7"
- Machine Store 6'7" x 18'1"
- Hay Store 10'0" x 18'1"
- Shed 1 6'11" x 9'5"
- Shed 2 7'2" x 9'6"
- Store 3 6'5" x 4'7"

Council Tax Band: D

Tenure: Freehold





Outside

The property sits in approximately 3.5 acres with a useful range of outbuildings including a large greenhouse approximately 10'6 x 59'10", large storage shed, His & Hers toilet block, garden/games room 19'8" x 17'7" with additional machine store 6'7" x 18'1" and hay store 10'0" x 18'1" and a chicken run. To the side of the hay store are five large rainwater reservoir storage tanks which are used to supply the greenhouse and various areas of the gardens. There are formal gardens to the front and the side of the bungalow which offer a well planted and established flower and shrub beds and borders, with various seating areas, a summerhouse, a large wildlife pond, pergola and seating. Directly to the front of the property is a large, paved area with granite seating enjoying a southerly aspect and offering a good degree of privacy and seclusion. Beyond this is a large former commercial greenhouse, two orchards, a large and productive fruit and vegetable area, as well as paddock and woodland which has a pleasant walk through, and certain areas have been set aside to encourage a broad variety of wildlife. Once in the gardens, one feels completely private, and the land enjoys a southerly aspect over the Tamar River and valley.





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VIEWING:

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