



**HIGHER SPRINGFIELD** Refurbished 3/4 bed House in Tucked Away Spot w/ Studio  
GUIDE PRICE **£425,000** **CALLINGTON**

**MILLER** TOWN & COUNTRY  
exp UK



- » Tucked Away Spot in Centre of Town
- » Flexible Accomodation
- » Recently Refurbished
- » 3/4 Bedrooms
- » Wrap Around Garden with Plenty of Storage
- » Separate Studio/Study
- » Garage and Driveway

## The Property

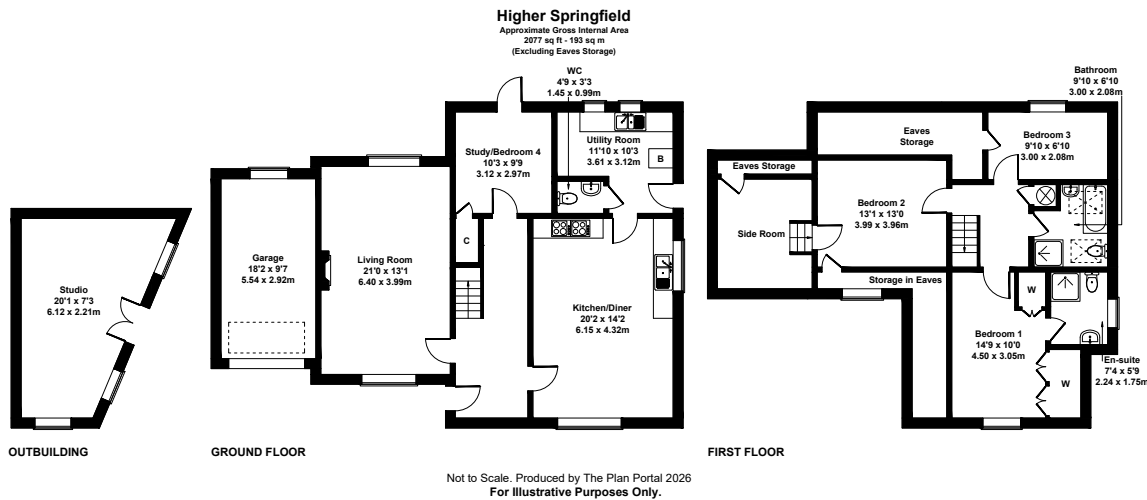
This recently refurbished house situated in a tucked away spot not only offers plenty of natural light throughout, but also flexible accommodation on both floors. Upon entering the spacious hallway with plenty of storage for coats and shoes, you are welcomed into a modern kitchen diner with plenty of space for a central dining table making this very much the hub of the house. The utility room is adjacent with access from the garden, along with the downstairs WC. The dual aspect living room is just across the hall and made cosy by the log burner for those colder winter evenings. There is another reception room on the ground floor, currently being used as a gym with patio doors to the garden, but could be used as a study or ground floor bedroom if required. Upstairs the landing gives access to a modern family bathroom, along with two double bedrooms and a good size single, all offering plenty of natural light. One double has an en-suite along with built in wardrobes, the other has a large 'side room' which is currently being used as a music room but would make a great nursery or walk in wardrobe.

## Outside

Approached over a gravelled driveway with parking for multiple cars, gates then give access to a further parking area and a single garage. The path leads to the right past a large storage shed and onto a raised, sheltered seating area. The path continues to the rear, where there is a raised lawn bordered by mature shrubs and a further gravelled spot, the perfect space for a table and chairs. Back to the other side are two further storage sheds, and the entrance to the studio room, which is insulated, then back to the front drive.







## KEY INFORMATION

-  3/4 Bedrooms
-  2 Bathrooms
-  2 Reception Rooms
-  Driveway
-  Not Listed
-  Heating: Gas central heating
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: See agents note
-  Easements, Wayleaves: Yes - drains
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (67)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: ADSL  
\*Per Ofcom
-  Mobile Signal: Variable to good. \*Per Ofcom
-  Not suitable for wheelchair users

## Location

Callington is a small historic market town sitting on the south-western slopes of Kit Hill, overlooking the Tamar Valley, an Area of Outstanding Natural Beauty, and is surrounded by rolling countryside, farmland and woodland. It offers a mix of local amenities, along with a secondary school and nearby primary school. It is well placed for commuting to the City of Plymouth as well as the neighbouring towns of Launceston and Liskeard.

**Agents Note:** Neighbour has a right of access over the driveway. (See title for other restrictions.) A potential non-coal mining risk has been identified.

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### VIEWING:

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