Trevigro, Callington, Cornwall

Asking Price: £595,000

fulfords
ESTABLISHED 1863

A uniquely designed and characterful home located in the hamlet of Trevigro with generous 0.39-acre plot on the outskirts of Callington. 'Chy-Lannow' is a detached, four-bedroom, four-ensuite family home with a level driveway, double garage, is available chain free and really needs to be seen to be appreciated.

Designed and built by the current owners in 2010, this well-maintained property offers a fantastic opportunity for a family or keen gardener alike. The property is well positioned within the plot to allow privacy with elevated gardens that make the most of the sunshine.

A unique wood front door opens into the grand double height entrance hall. The hall affords a bespoke half turn staircase to the first floor, a separate cloakroom, and tiled flooring that continues through to the rear of the property. The generous, triple aspect living room is located on the west side of the house and enjoys bi-fold doors opening onto the patio, Oak flooring, and a multi-fuel stove. A dining room is located to the east of the property that could serve as a downstairs bedroom and also affords Oak flooring and bi-fold doors.

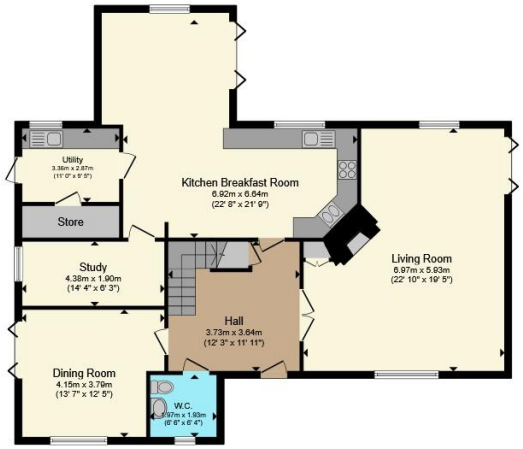
The large L-shaped kitchen breakfast room is located at the rear of the property and enjoys tile floor and bi-fold doors opening onto a secluded patio. The country style kitchen features craftsman made solid oak cabinets including a free-standing crockery dresser Oak, Bosch Dishwasher and a built in Siemens Induction Hob. There is also a solid fuel Rayburn and Belfast sink which add to the overall charm of the property. This is a very versatile space that is currently set up as a family room. Off the kitchen there is a useful utility space with boiler room that is currently used a dryer room with dehumidifier and a further room utilised as a study/home office.

Rising to the first floor, you are greeted by a bright landing with a window overlooking the front of the property. This floor affords four double bedrooms all equipped with ensuites. The principal bedroom is dual aspect and enjoys a generous walk-in wardrobe and en-suite shower room with double sink. The second bedroom benefits from a versatile walk-in wardrobe space that could be utilised as a playroom. While the third and fourth bedrooms enjoy built-in wardrobes.

Outside, the sweeping terraced gardens are located to the east of the house. The garden has been thoughtfully laid out and has a wonderful selection of spaces, including an orchard, substantial vegetable plot and greenhouse. Level lawned areas and patios offer various spots to sit and enjoy the sunshine. The bountiful orchard has apple, greengage, plum and peach trees. The current owners have had a pre-application for a separate dwelling to be built at the top of the garden so this could be a great opportunity for someone, with necessary permissions and consents, to create a separate annexe space or similar.

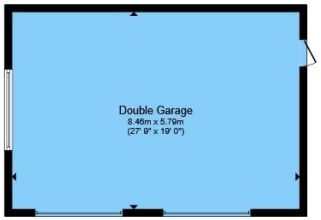
The front of the property benefits from an expansive granite cobbled driveway with ample parking for multiple vehicles. The 27" garage, with up and over doors, is a brilliant asset to this property. Due to its high pitch this space, with necessary permissions and consents, could be a great opportunity for conversion.

The property is serviced by mains electricity; mains water and there is a private drainage system. The property has underfloor heating throughout and this is supplied by an oil-fired central heating. The boiler is housed in a separate room off the utility. The property has fully double-glazed East European Oak hardwood windows. There is a lot of scope to add to this plot, with necessary permissions and consents, and viewing is highly recommended to appreciate all that is on offer.



Ground Floor

First Floor



Garage

Total floor area 295.6 m² (3,182 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fulfords
ESTABLISHED 1863

Council Tax Band: **F**

Tenure: **Freehold**

Viewing by appointment

T: 01822 616121
E: tavistock@fulfords.co.uk
31 Brook Street, Tavistock, PL19 0HE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Fulfords is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: TAT_TAT260130_R6PL_8