



STAGS

Winsor Court

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Kelly Bray, Callington, PL17 8HE

Callington 1 mile Launceston (A30) 10 miles Plymouth (A38) 15 miles

- 4 Bedrooms (Master En Suite)
- Reception Hall
- Kitchen/Breakfast Room
- Lounge
- Four Bay Car Port
- Two Storey Stone Barn
- Single Span Storage Shed
- 3.09 Acres In All

Guide price £685,000

SITUATION

The property lies on the fringes of the small village of Kelly Bray with its post office/general store and less than 2 miles from the centre of the small town of Callington with its doctors', dentists' and veterinary surgeries, places of worship and Tesco superstore. To the south is the city port of Plymouth with its excellent range of department stores, deep water marina and regular ferry crossing serving northern France and Spain. To the north is the former market town of Launceston which provides access to the vital A30 trunk road, linking the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and well respected international airport. To the east is the picturesque market town of Tavistock with its excellent range of shopping facilities and all the facilities associated with a thriving market town and direct access to the majestic Dartmoor National Park.

DESCRIPTION

A tastefully and skilfully converted property that has been the subject of considerable expenditure by the current vendors, creating a home of rare quality and comfort. The property successfully combines the character and charm of the period with more modern facilities including ground source heat pump, rainwater collection facilities and handmade hardwood staircase, doors and double glazed windows.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and comprises a reception hall with access to luxury wet room, stairs rising to first floor and a period feature double door into the triple aspect sitting room with a range of bespoke fitted cupboards, large inglenook style fireplace and access to the sunken patio area at the rear of the property. From the hall there is access to the double aspect kitchen/breakfast room



Stunning luxury barn conversion tucked away in a rural location with a long private drive and useful outbuildings





with a range of base and eye level units, slate tiled floor, appliance space for range cooker, exposed feature stone walls, exposed ceiling beams, wooden doors to the rear patio providing access to the rear terrace, which is ideal for al fresco dining. From the kitchen there is a door into the utility/ boot room with control systems for the ground source heat pump and cupboard containing rainwater harvesting system and underfloor heating manifolds with associated controls. Stable door to rear of property.

Upstairs there is a landing with door to the double aspect master bedroom with walk-in dressing room and en-suite bathroom comprising double bath with shower over, vanity wash hand basin and low flush wc. There are three further bedrooms on the first floor served by a most attractive contemporary bathroom with double bath, low flush wc and wash hand basin with wall tiling to full height.

OUTSIDE

Accessed from a gated long gravelled driveway which leads to the front of the property and provides an extensive gravelled parking area for several vehicles. Open fronted stone and slate CAR PORT 11.71m x 3.38m max (38'5" x 11'1"), with power and light connected. Adjoining WORKSHOP 3.66m x 2.74m (12' x 9'). GENERAL PURPOSE SHED 13.89m x 7.14m (45'7" x 23'5") with concrete floor, power and light connected, and integral WORKSHOP 6.78m x 4.47m (22'3" x 14'8").

To the rear of the property is a detached TWO STOREY BARN with GI roof 9.75m x 3.61m (32' x 11'10" (internal measurements) and adjoining log store to the side. There is a further range of useful outbuildings including a small STUDIO 4.57m x 3.35m (15' x 11') with power and light connected. Detached timber SUMMERHOUSE 4.6m x 3.58m (15'1" x 11'9"), hot tub and attractive patio areas. A full length sunken landscaped paved terraced garden runs along the rear of the property with a beautiful water fountain, attractive flower beds and providing a perfect place for al fresco dining. The land adjoins the property and is primarily to the east with extensive grass areas and lawned paddock with well-defined hedge and fence boundaries and large chicken run. The land extends in all to 3.09 acres or thereabouts.

SERVICES

Mains water and electricity. Private drainage. Ground source heat pump for central heating and hot water. Additional rainwater harvester for harvester system providing water to the property's toilets. Telephone connected subject to British Telecom regulations. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Kelly Bray, take the B3257 signposted Tavistock. Leave the village and take the second left hand turning, signposted Downgate. Pass the property Sunningdale on the right hand side and, after approximately 150 yards, take the first left hand turning where the access gate to Winsor Court can be identified by an orange ribbon. Please close the gate after entering and continue on the drive which leads to the property. Map Reference: OS Landranger Sheet 201:354/723.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
<small>More energy-efficient - lower running costs</small>			
20-100	A		86
15-19	B		
10-14	C		
5-9	D		
1-4	E		
0-3	F		
0	G		
		65	
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	

