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CALSTOCK

OIEO £350,000





BRIDGE END

Church Lane, Calstock, Cornwall, PL18 9QH

An extended extremely spacious and well presented split level detached bungalow

Versatile Accommodation

Annexe Potential

3 Double Bedrooms

Approximately 1/3 Acre Plot

South Facing Gardens

Large Integral Garage/Workshop

OIEO £350,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

An extended, extremely spacious and well presented three double bedroom, two bathroom split level detached bungalow enjoying lovely far-reaching countryside views, set on a good sized plot of approximately one third of an acre with large South facing gardens, parking for multiple vehicles and large integral garage/workshop with storage areas. The bungalow is well situated in this popular riverside Cornish village within the Tamar Valley, a designated area of Outstanding Natural Beauty and in walking distance of the village amenities and good transport links.

This unique property is available on the market for the first time since it was built for the current owners in 1977 on the site of the old water reservoir that served the steam locomotives in bygone days at Calstock station and enjoys a special vista over the railway viaduct and countryside beyond towards Cotehele. The property affords light and airy, well proportioned and versatile accommodation creating a spacious family home with potential of creating a self-contained annexe if desired.

The accommodation briefly comprises: entrance hall; 16' kitchen/dining room; utility room; 26' sitting room with open fire; 18' living room; 3 double bedrooms; bathroom; inner hallway and shower room.



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:

GROUND FLOOR

Part-glazed wooden front door with obscure glazed panels alongside and storm porch with outside lighting leads into:

ENTRANCE HALL

13' maximum x 12' maximum (3.96m x 3.66m)
Telephone point; access to loft space; radiator.

KITCHEN/DINING ROOM

16' 4" x 13' 1" (4.98m x 3.99m)
Fitted with a range of matching wall and base cabinets with matching worksurfaces; inset stainless steel single sink unit with mixer tap and drainer; space for cooker with tiled surround and extractor fan over; built-in cloaks cupboard with shelving; built-in airing cupboard housing a lagged water tank with shelving; newly installed floor mounted Worcester oil fired boiler; PVCu double glazed window to rear overlooking garden with lovely far-reaching countryside views; obscure PVCu double glazed door to rear providing access to garden; radiator; opening into:

UTILITY ROOM

8' 5" x 5' 2" (2.57m x 1.57m)
Space and plumbing for automatic washing machine; space for fridge and freezer.





SITTING ROOM

26' 5" x 16' 3" (8.05m x 4.95m)

Large dual aspect light and airy room with feature stone open fireplace with granite lintel, wooden mantel and hearth housing a cast iron grate; two wall light points; television point; PVCu double glazed window to rear overlooking garden with far-reaching views; PVCu double glazed sliding patio doors to rear providing access to raised patio and gardens with views; additional PVCu double glazed window to side overlooking garden with lovely far-reaching views over the viaduct and towards Cotehele House and Tower; two large radiators.

BEDROOM ONE

12' 10" x 9' 10" (3.91m x 3m)

Bedroom furniture including triple wardrobe, bedside cabinets with display shelving and overbed storage cabinets; PVCu double glazed window to side overlooking garden with stunning views over the railway viaduct and countryside towards Cotehele House and Cotehele Tower; radiator.

BEDROOM TWO

13' 2" x 9' 10" (4.01m x 3m)

PVCu double glazed window to front; radiator.



BATHROOM

9' 8" maximum x 7' 9" (2.95m x 2.36m)

Part-tiled and fitted with a matching coloured suite comprising panelled bath, low level WC, pedestal wash hand basin; shaver point; obscure PVCu double glazed window to front; radiator.

INNER HALLWAY

Access to loft space; additional access to eaves storage; PVCu double glazed window to front; radiator; stairs lead down to living room and doors to bedroom three, shower room and obscure glazed door leads into:

SIDE PORCH

With lighting; obscure multi-paned wooden entrance door to front with matching panel alongside.

BEDROOM THREE

15' 7" x 9' 9" (4.75m x 2.97m)

Bedroom furniture including wardrobe, chest of drawers, dressing table and bedside cabinet; PVCu double glazed window to side overlooking garden; radiator.



SHOWER ROOM

6' 8" x 5' 1" (2.03m x 1.55m)

Part-tiled and fitted with a coloured suite comprising corner tiled shower cubicle with a Mira 88 shower, low level WC, pedestal wash hand basin; obscure PVCu double glazed window to side; radiator.

LOWER FLOOR

LIVING ROOM

18' 10" x 13' 4" (5.74m x 4.06m)

Dual aspect with built-in understairs storage cupboard; PVCu double glazed French doors to rear providing access to garden with views; PVCu double glazed window to side overlooking garden; radiator.

OUTSIDE

The property stands in a good sized plot of approximately one third of an acre with mature gardens that surround it, enjoying the views over the surrounding countryside which are a particular feature of the property.

To the front a pedestrian wrought iron gate opens to an area of crazy paving, leading to the main entrance and a footpath from here leads all around the property and provides access to the side porch and all garden areas.

The front garden is enclosed by walling and bordered by well stocked flowerbeds.

To one side of the property is a gateway providing access on to a large tarmac driveway providing off-road parking for multiple vehicles/caravan and leads to the integral garage/workshop. The gardens are enclosed by mature hedging, run parallel to the railway line and enjoy the sunny South facing aspect and countryside views.

Immediately to the rear of the property and accessed via the sitting room and kitchen/dining room is a raised crazy paved patio enclosed by wrought iron railings providing a lovely spot for outside dining and enjoying the sunshine and views. There are two expanses of lawn, both bordered by well stocked mature flowerbeds with a colourful array of plants, shrubs and bushes.

INTEGRAL GARAGE/WORKSHOP

26' 9" x 26' 7" (8.15m x 8.1m)

Fitted with a single up and over garage door; power, lighting and water tap; shelving; wall hung Solar PV System; wooden door to rear into:

STORAGE AREA

26' 7" x 13' 2" (8.1m x 4.01m)

Split into two areas, both with power and light supply; offering excellent storage or potential for additional accommodation.

SERVICES

Mains electricity, mains water and mains drainage. Oil fired central heating. Solar PV System with an annual income of approximately £900 for the next 20 years.

OUTGOINGS

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

VIEWING

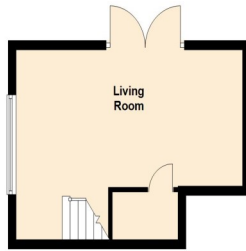
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the traffic lights and continue up Sand Hill. At the brow of the hill, just before the Texaco Garage, bear left to Albaston and Calstock. Continue through the hamlet of Albaston before turning left at the T-junction. Follow this road for approximately 1.5 miles to Calstock. Upon entering the village, proceed down the hill and just before the entrance to the station car park turn left onto Church Lane where the property will be found shortly on the right hand side as indicated by our 'For Sale' sign.



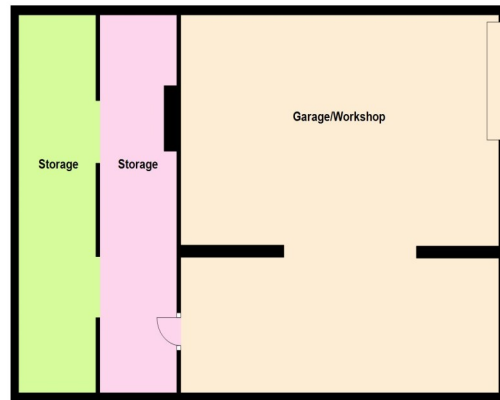
Garden Level



Ground Floor



Garage Workshop And Storage



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