



mansbridgebalment

LOWER METHERELL £350,000





THE FIRLONGS

Lower Metherell, Callington PL17 8BJ

*Spacious and well presented detached bungalow
in a peaceful non-estate location in this pretty hamlet*

Three Double Bedrooms (Master Ensuite)

27ft Triple Aspect Sitting/Dining Room

Gardens of Approximately One Third Acre

Detached Garage & Off-Road Parking

Uninterrupted Panoramic Views

£350,000



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

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SITUATION AND DESCRIPTION

A spacious and well presented three double bedroom detached bungalow enjoying uninterrupted panoramic countryside views, set on a large plot of approximately one third of an acre with attractive mature gardens. The property is nicely situated backing onto fields in a peaceful non-estate location in the pretty Cornish hamlet of Lower Metherril within the Tamar Valley, a designated area of Outstanding Natural Beauty.

This lovely bungalow is approached via a sweeping driveway leading to a detached garage providing off-road parking for several vehicles, and has been well maintained and updated over the years by the current owners. The light and airy well proportioned accommodation briefly comprises: entrance hall, kitchen/breakfast room, utility room, 27ft triple aspect sitting/dining room, three double bedrooms (master ensuite) and bathroom. The bungalow is surrounded by attractive mature gardens and also benefits from oil fired central heating and PVCu double glazing throughout.

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:

Obscure PVCu double glazed front door with matching obscure double glazed panel alongside with outside lighting and storm porch leads into:

ENTRANCE HALL

Built-in cloaks cupboard with hanging; access to loft space; Karndean flooring; three wall light points; radiator.

KITCHEN/BREAKFAST ROOM

13' 1" x 9' 11" (3.99m x 3.02m)

Fitted with a range of matching wooden fronted wall and base cabinets with contrasting roll top worksurfaces and matching splashbacks; inset stainless steel double sink unit with mixer tap and drainer; built-in eye level Creda double oven and grill; inset four ring electric hob; space for upright fridge/freezer; built-in pine seating with storage beneath; telephone point; bookshelving; spotlighting; PVCu double glazed window to front overlooking garden.

UTILITY ROOM

11' 5" x 8' 11" (3.48m x 2.72m)

Stainless steel single sink unit with drainer, tiled splashbacks and storage cabinets beneath; space and plumbing for automatic washing machine; space for tumble dryer; built-in airing cupboard with shelving housing a Worcester Heatslave oil fired boiler; additional built-in storage cupboard with shelving; PVCu double glazed window to rear overlooking garden with panoramic views over the surrounding countryside; PVCu double glazed door to rear providing access to garden; radiator.





SITTING/DINING ROOM

27' x 15' 5" (8.23m x 4.7m)

Large light and airy triple aspect room with feature stone open fireplace with wooden mantel; hand-built wooden display cabinet to one recess with storage cupboards; television point; large PVCu double glazed picture window to front overlooking garden and driveway; two PVCu double glazed windows to side with views; PVCu double glazed sliding patio doors to rear providing access to garden with fabulous views over the garden and countryside beyond; three radiators.

MASTER BEDROOM

12' 3" x 10' 6" (3.73m x 3.2m)

Built-in double wardrobe with hanging and storage; PVCu double glazed window to rear overlooking garden and enjoying the far-reaching countryside views; radiator; door into:

ENSUITE SHOWER ROOM

8' 8" x 3' 9" (2.64m x 1.14m)

Fitted with a white suite comprising corner shower cubicle with chrome thermostatic shower, low level WC with concealed cistern, inset wash handbasin with storage cabinets beneath; obscure PVCu double glazed window to rear; radiator.



BEDROOM TWO

13' 2" x 12' (4.01m x 3.66m) minimum including wardrobe

Dual aspect with built-in double wardrobe with hanging and storage; PVCu double glazed window to front overlooking garden; additional PVCu double glazed window to side; double radiator.

BEDROOM THREE

13' 9" x 9' 4" (4.19m x 2.84m) minimum not including wardrobe

Built-in double wardrobe with shelving and storage; two further built-in double wardrobes with additional storage cupboards above; PVCu double glazed window to side; double radiator.

BATHROOM

8' 10" x 5' 5" (2.69m x 1.65m)

Part-tiled and refitted with a modern white suite comprising panelled bath with shower mixer tap, low level WC, inset wash handbasin with storage cabinet beneath; tiled flooring; obscure PVCu double glazed window to rear; radiator with stainless steel heated towel rail.



OUTSIDE:

The bungalow sits in a delightful non-estate location backing onto fields on a plot of approximately one third of an acre and its large gardens are another lovely feature of the property.

To the front a sweeping tarmac driveway leads to the detached garage and provides off-road parking for multiple vehicles, caravan etc. A paved footpath leads from here to the main front door and continues to both sides of the bungalow providing access to all garden areas. The front garden is enclosed by mature hedging to one side and panel fencing to the other, mainly laid to lawn and interspersed with a variety of shrubs and bushes.

From the driveway double wrought iron gates lead to the side garden which has an area of paving, a lawned area with greenhouse (measuring 10' x 8') and to the rear of the garage are useful coal stores.

The large rear garden borders onto fields to the rear and enjoys a sunny South West facing aspect and the fabulous uninterrupted views over the bordering countryside and Tamar Valley. The garden is enclosed by mature hedging to one side, wooden fencing to the other and natural Cornish bank to the rear boundary.

Immediately to the rear of the bungalow and accessed via the sitting room and utility room, is a paved patio area running the full width of the property, providing a special space for outside dining and enjoying the garden, sunshine and views.

The majority of the garden is laid to an expanse of lawn and to the rear is a section of garden used for growing fruit and vegetables, a composting area and a further patio area providing another lovely area to side and enjoy the peaceful surroundings. A pathway continues to the other side of the bungalow where there are two useful garden storage sheds.

DETACHED GARAGE

18' 3" x 8' 3" (5.56m x 2.51m)

Power and lighting and fitted; a metal up and over garage door; window to side; wooden access door to side.

SERVICES

Mains electricity, mains water, private drainage and oil fired central heating.

OUTGOINGS

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

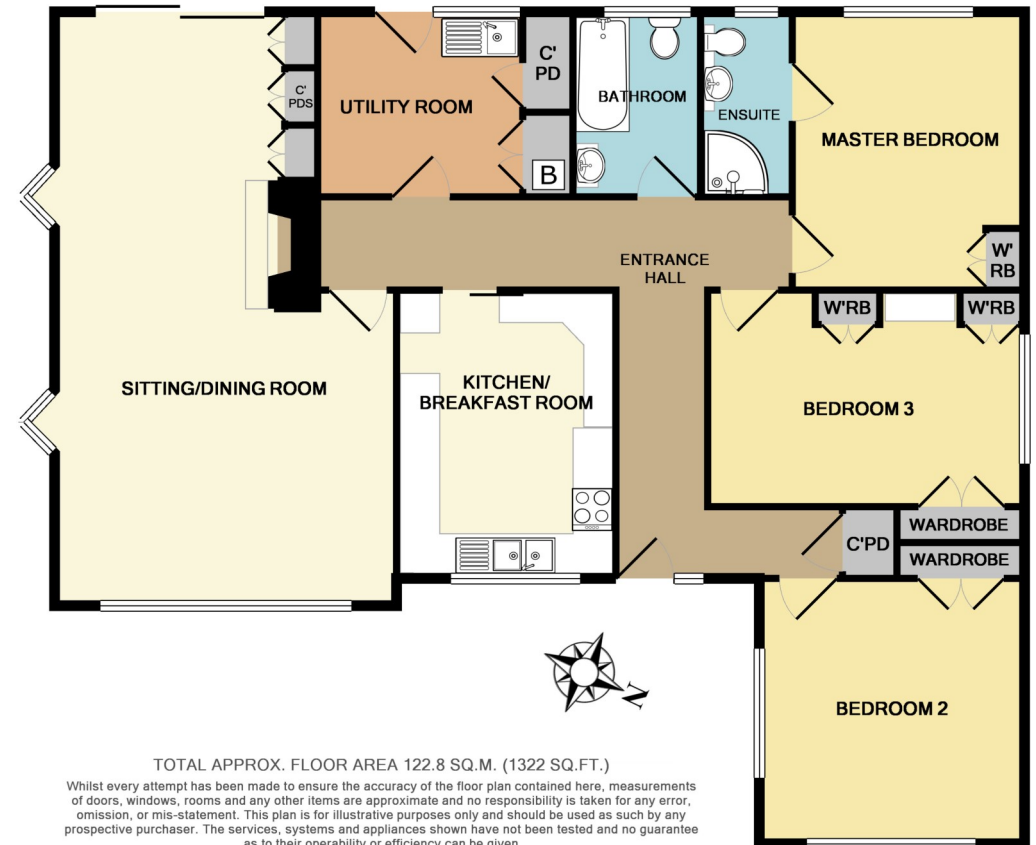
VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock proceed West bound on the A390 crossing the River Tamar at Newbridge and passing through the village of Gunnislake. Continue up the hill through Drakewalls, taking the left hand turning signposted for Harrowbarrow and Metherell and continue to follow signs for Metherell. Pass through the village of Metherell and take the left hand turning by the Cross House Inn signposted for Lower Metherell. Continue down into the hamlet where the property will be found on the right hand side.





TOTAL APPROX. FLOOR AREA 122.8 SQ.M. (1322 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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** PL19, PL20, EX20*

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