

STAGS

Hazel Holt







Hazel Holt,

Higher Metherell, Cornwall, PL17 8DB

Public House 300 Yards • Village Hall/Community Shop 0.6 miles • Fuel Station/Mini-supermarket 1.7 miles • Train Station 1.8 miles • Tavistock 6.7 miles • Dartmoor NP 7.5 miles • Plymouth 16.5 miles

Sitting amongst large, beautifully planted, predominantly south-facing gardens, a significantly upgraded and superbly presented, 3-double-bedroom detached bungalow complete with garage, parking and countryside views.

- Superbly Bright and Comfortable Home
- Three Double Bedrooms (One En-suite)
- Veg Patch, Orchard, Patios, Summerhouse
- Fine Countryside Views
- Freehold
- Beautifully Finished and Presented
- Incredible Generous, Varied Gardens
- Off-road Parking, Detached Garage
- Quiet and Private Village Location
- Council Tax Band: D

Guide Price £450,000

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SITUATION

This charming home is located in a quiet, discreet and sheltered position along a no-through lane, within the village of Metherell, located in East Cornwall, itself on the fringes of the Tamar Valley but outside of the National Landscape (formerly AONB). The village is served by a public house (300 yards away) and is within easy reach of Albaston and Gunnislake, where there are further amenities, including two fuel stations, an Asda mini-supermarket and a train station providing a direct rail link to the city of Plymouth. The village of Harrowbarrow is only a mile away and offers a Primary School, Pre-School, village hall and community shop. There are various footpaths, walks and trails in the vicinity, including at the National Trust's notable Cotehele House and Estate. The thriving waterside village of Calstock is 2 miles away, with its active arts and musical community, public quay and mooring facilities. The town of Callington (4 miles) offers extensive amenities, including two supermarkets and a Secondary School. The desirable town of Tavistock in West Devon lies some 7 miles to the northeast, offering a superb range of recreational, educational and shopping facilities, as well as a bustling town centre and popular pannier market.

DESCRIPTION

This hugely appealing and well-rounded, detached village bungalow has been significantly improved and exceptionally well maintained by our clients, and now offers quality, comfort and convenience in equal measure. The 3-double-bedroom, 2-bathroom accommodation is extremely bright and finished to an excellent standard, with notable upgrades including full internal redecoration, new carpets and flooring, new internal doors, an overhaul of the electrical installation and all new radiators, a new shower room, and externally, landscaping of the gardens to include three new patios, all new boundary fencing, and some upgrades to the roof. Complementing the property externally, the gardens are truly magnificent, having been very thoughtfully arranged and expertly planted with incredible colour and variety, and a huge number of specimen trees and shrubs. Finally, the property also enjoys some lovely southerly views and benefits from a detached garage and off-road parking space for 2-3 cars.

ACCOMMODATION

The property is characterised by bright, tastefully finished and presented rooms, several of which connect to the wonderful gardens through patio doors, creating a sense of indoor-outdoor living and providing an attractive outlook in every direction. A covered entranceway leads into a bright and welcoming hallway, where there is an airing cupboard and a separate linen cupboard. The attractive sitting room is focused around a sizable stone fireplace housing a multi-fuel stove, and there is a picturesque view available, through patio doors, of the garden and Tamar Valley beyond.



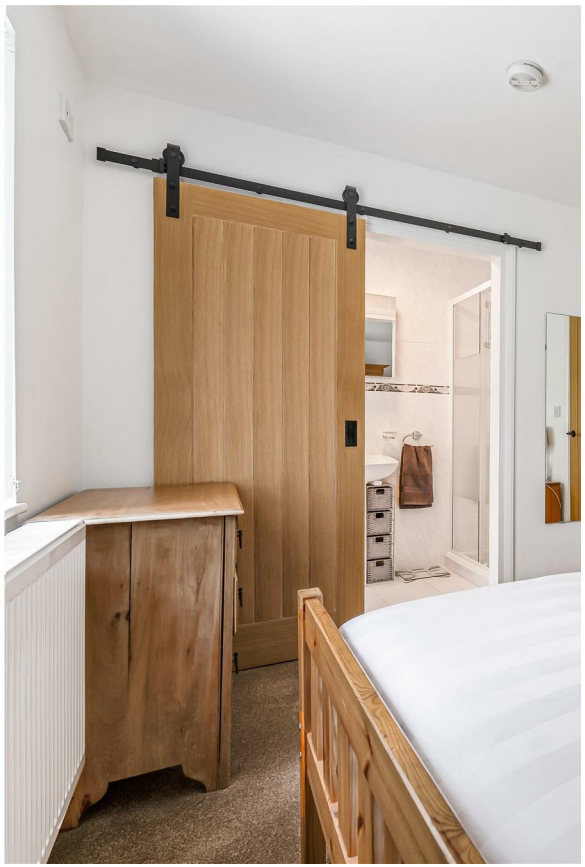












The dual-aspect kitchen and dining room lead out to the eastern gardens, and to one side is a dedicated utility room. The kitchen itself is equipped with an excellent range of cupboards and cabinets with roll-edge worktops and a matching breakfast bar, incorporating a 1.5-bowl stainless steel sink and drainer, an integrated slimline Beko dishwasher, space for a freestanding electric cooker and an extractor over, and space for an American-style fridge-freezer. Also off the kitchen is a good-sized double bedroom overlooking the southern gardens and served by a very tasteful, fully tiled ensuite shower room. There are two further double bedrooms off the hallway, one front-facing, one rear-facing, both with patio doors. Finally, the fully tiled, standalone shower room has been very tastefully upgraded and features a double walk-in shower enclosure with a Mira Sport electric shower, plus a vanity unit with an inset basin.

OUTSIDE

The property is approached over an off-road parking area for 2-3 vehicles, where there is a detached garage with power and lighting, and steps up to the entrance. The property's incredible gardens are largely south-facing, arranged into several distinct areas to suit a range of interests and feature an exceptional variety of specimen planting, including various acers, plus cherry, palm, silver birch and fig trees. There is also a productive fruit and vegetable garden with a 6'x8' greenhouse, a tool shed and a separate potting shed, plus an orchard containing six apple and one pear tree. Four paved patio areas surround the bungalow, designed to capture the sun throughout the day. Finally, a detached summer house is positioned in the north-eastern corner, complete with a veranda, power and lighting.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via a septic tank. Ultrafast broadband is available. Variable mobile voice/data services are available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

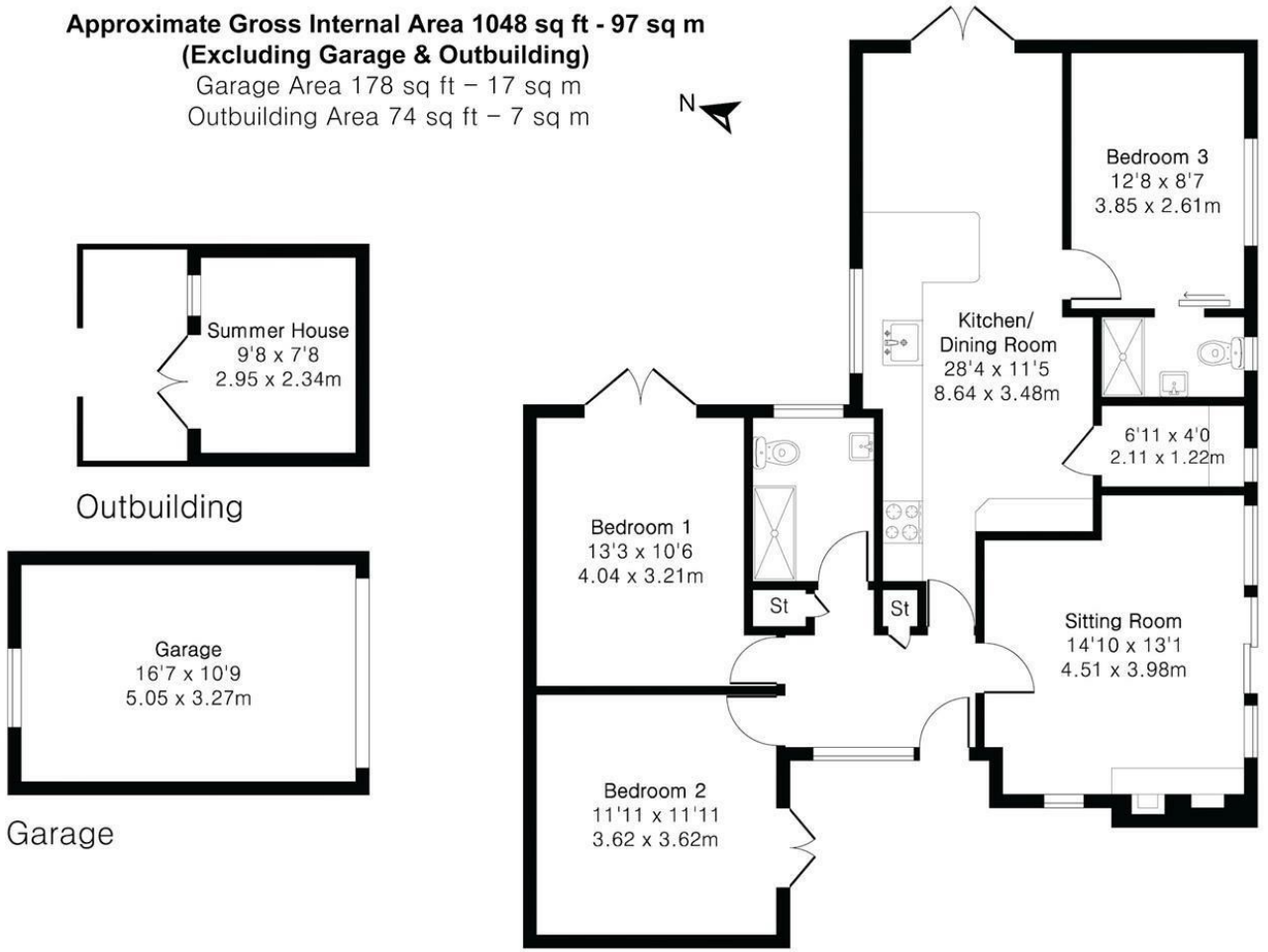
AGENT'S NOTES

1. We understand that the property benefits from a right of way over an unadopted lane from the nearby village roadway. Our clients and neighbours have made ad hoc repairs to the lane, as necessary.
2. The Tamar Valley is well-known for its historic metalliferous mining activity. No mine features are understood to exist within the property's boundaries.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///result.tennis.merely. For detailed directions, please contact the office.

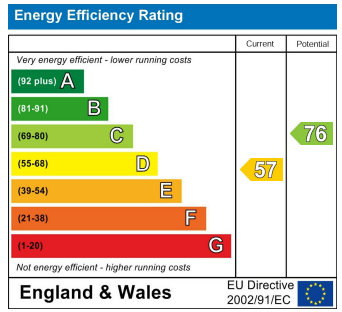
Approximate Gross Internal Area 1048 sq ft - 97 sq m
(Excluding Garage & Outbuilding)
Garage Area 178 sq ft – 17 sq m
Outbuilding Area 74 sq ft – 7 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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