



Basil, Southcoombe Road  
Downgate | Callington



Town • Country • Coast





An attractive 3 bedroom detached country cottage with a wealth of character situated in a popular village location featuring a generous plot which includes a substantial parking area providing off-road parking for numerous vehicles and a spacious lawned garden with lapsed planning permission for an additional dwelling.

Entrance to the property foot is via a cobbled courtyard area at the front where there is a porch and stable door into the living room. The living room is bursting with character including the slate floor and beamed ceilings with a feature stone fireplace housing the wood burner. There are stairs to the first floor and a door into the dining room where there is another feature fireplace and a useful additional reception room. From here there is a walkway into the initial kitchen area where there are a range of wall and base units and a feature butler sink with space for a large double oven. The kitchen extends into a larger area beyond which has double doors to the rear garden and space for a breakfast table with a further range of wall and base units. To the side there is a utility room with space for appliances and a useful downstairs cloakroom with WC.

On the first floor there are 3 spacious bedrooms alongside a well appointed bathroom which has a feature claw foot bath alongside a separate shower cubicle. There is exposed stone wall in the landing and wooden floorboards in all the rooms. The driveway is approached via the rear where there are two gated entrances onto the driveway and ample space for numerous vehicles alongside turning space and provision for those with a motor home or a caravan with a substantial hard standing. Steps lead up to the main garden which is a generous size and laid to lawn, here there is lapsed planning permission to build another dwelling in the grounds.

The property is well presented and has central heating alongside attractive multi-paned cottage style double glazed windows with retro handles.





### Situation

Downgate is a sought after and attractive village in East Cornwall and offers a pleasant rural lifestyle with numerous country walks through the lanes and local woodland. The neighbouring village of Stoke Climsland offers a Primary School, Village Store and Social Club. The nearest town is Callington where there are supermarkets and a Secondary School and many people in the area commute to the City of Plymouth.

### Directions

The postal code of the property is PL17 8JZ. The property can be found by driving up the hill as you enter the village, take the first left hand turning into Southcoombe Road and the property can be seen on your right hand side.

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Entrance Hallway

Living Room  
21'4" x 14'4" (6.52m x 4.38m)

Dining Room  
12'7" x 8'7" (3.85m x 2.63m)

Kitchen  
8'7" x 7'3" (2.63m x 2.23m)

Breakfast Room/Kitchen  
13'10" x 8'6" (4.23m x 2.60m)

Utility Room  
7'10" narrowing to 4'4" x 8'3" (2.41m narrowing to 1.34m x 2.54m)

Cloakroom/WC  
7'1" x 2'9" (2.18m x 0.84m)

First Floor Landing

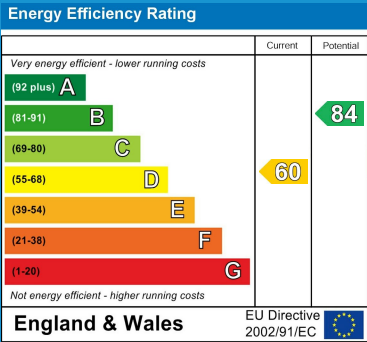
Bedroom 1  
8'7" x 8'7" (2.64m x 2.62m)

Bedroom 2  
12'2" narrowing to 10'6" x 12'9" (3.72m narrowing to 3.21m x 3.90m)

Bedroom 3  
12'7" x 10'11" (3.85m x 3.33m)

Bathroom  
8'8" x 8'6" (2.65m x 2.61m)

Services  
Mains Electricity, Gas & Water.  
Private Drainage.  
Mains Gas Central Heating.  
Council Tax Band C.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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