



CALSTOCK

O.I.R.O. £250,000

Link Detached Property with Development Potential & Views

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: G (18)

**MILLER**
TOWN & COUNTRY



- » Spacious First Floor Apartment
- » Large Ground Floor Space
- » 2 Bedrooms
- » River & Countryside Views
- » Potential Development Opportunity STPP
- » Parking for 3 Cars
- » Small Rear Garden
- » Popular Village Location
- » NO ONWARD CHAIN

The Property

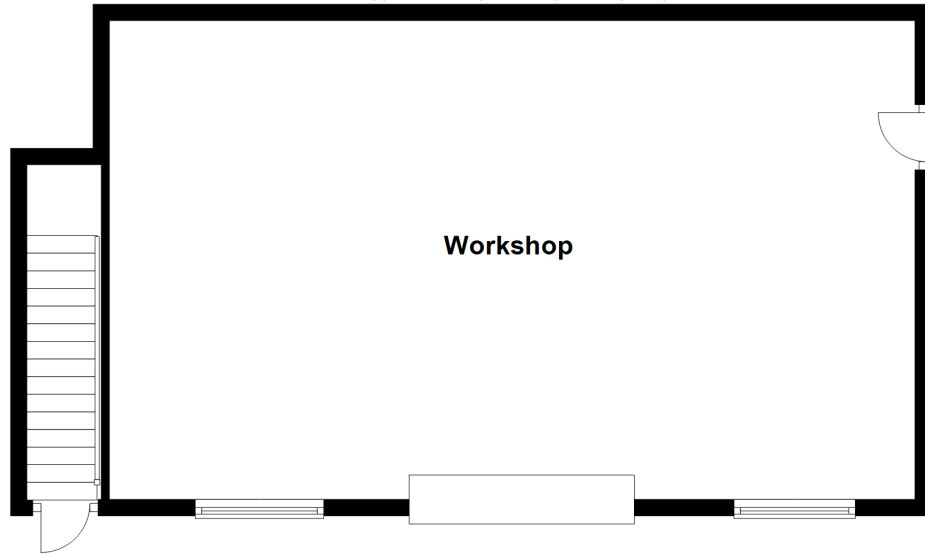
With far-reaching countryside views over the river and viaduct this former workshop, from the old chip basket factory, with a two-bedroom apartment has exciting potential right in the heart of the village of Calstock. The link detached property currently has two bedrooms, living room, kitchen and bathroom with separate WC upstairs and a large open space downstairs, with the potential for this to be incorporated into the accommodation (subject to the necessary planning permission), along with parking and elevated garden at the rear.



Location: This gem of a property is situated on Higher Kelly in Calstock, one of the village's favoured areas. The village has a wonderful and vibrant community, sitting on the banks of the river Tamar offering easy access to the waterfront for kayaking, paddle boarding or sailing. There is a railway station with links to Plymouth, and the nearby towns of Callington and Tavistock are both easily accessible by car. Kit Hill and Cotehele House offer lovely walks nearby, and St Mellion Golf Club & Leisure facilities are a 15-minute drive away.

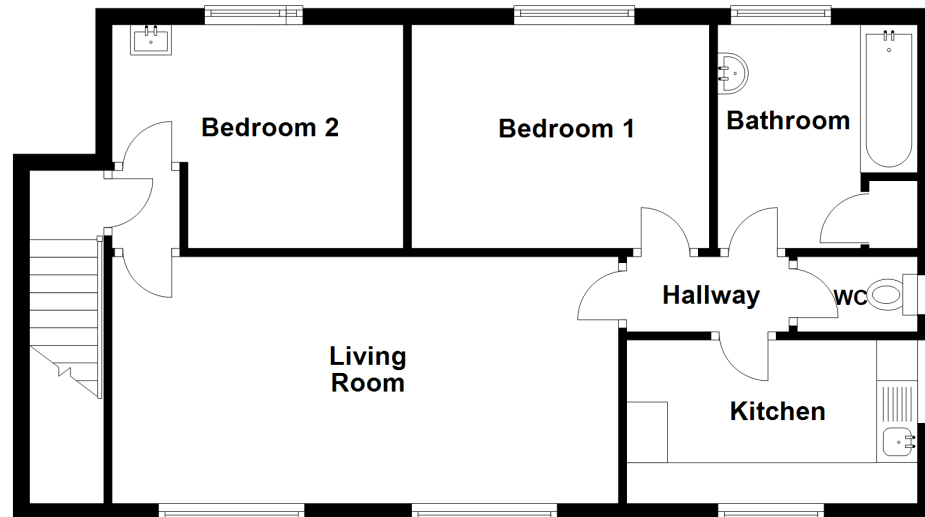
Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



Total area: approx. 124.1 sq. metres (1335.9 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Accommodation

First Floor

Stairwell 2'11" x 13'5" (0.89m x 4.09m)

Vestibule 2'8" x 2'10" (0.81m x 0.86m)

Living Room 20'2" x 10'0" (6.15m x 3.05m)

Inner Hallway 6'6" x 2'11" (1.98m x 0.89m)

Kitchen 11'8" x 6'7" (3.56m x 2.01m)

Separate WC 4'10" x 3'0" (1.47m x 0.91m)

Bathroom 7'11" x 8'10" (2.41m x 2.69m)

Bedroom 1 11'11" x 8'10" (3.63m x 2.69m)

Bedroom 2 11'8" x 8'9" (3.56m x 2.67m)

Ground Floor

Former Workshop 32'4" x 18'9" (9.86m x 5.71m)

Outside

Both the roller shutter and pedestrian doors give access to the workshop area below the apartment. There is parking for two cars to the front and a further parking area to the side. Behind the property is a concrete patio area and level border.

Services: Mains electricity, water and drainage.
Electric heating.

Council Tax Band: C

Tenure: Freehold



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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