



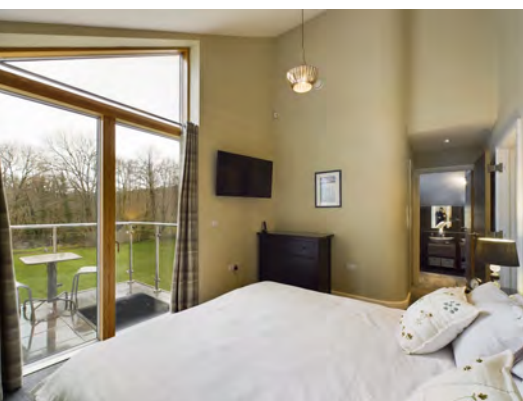
Bond
Oxborough
Phillips

Changing Lifestyles

Mincarlo,
Callington,
PL17 8LR



Asking Price - £750,000



Changing Lifestyles

01822 600700

Mincarlo, Callington, PL17 8LR



- Luxury home completed in 2016
- Approx. 1 acre of landscaped gardens
- Additional land available by negotiation
- Stunning Inny Valley views
- Bespoke kitchen and open-plan living
- Energy-efficient systems and MVHR
- Detached double garage with office
- Vendor to alter entrance as required



This exceptional luxury home, completed in 2016, was meticulously custom-designed with the owners' input, making it truly one-of-a-kind. Nestled in the picturesque Inny Valley, the property is surrounded by breathtaking natural beauty, offering panoramic views that are nothing short of awe-inspiring.

In addition to its visual charm, the home is equipped with high-tech features that blend seamlessly with its design. It boasts cutting-edge, energy-efficient systems, including triple-glazed windows, mains gas central heating, and a state-of-the-art mechanical ventilation and heat recovery system (MVHR), ensuring optimal comfort and sustainability all year round.

The interior is thoughtfully crafted with a split-level design that enhances the sense of space and flow throughout the home. A welcoming reception porch greets guests, leading into a unique, curved hallway that sets the tone for the rest of the house. The spacious lounge features an Aga multi-fuel stove, perfect for creating a cozy atmosphere during colder months.

The heart of the home lies in the open-plan kitchen and living area, which is bathed in natural light thanks to remote-controlled Roto roof windows that allow you to adjust the atmosphere at the touch of a button. The kitchen itself is a chef's dream, with a Magnet design, top-of-the-line appliances, and sleek, contemporary finishes. The generous dining space offers ample room for hosting dinner parties, while sliding doors open directly onto the rear patio, creating a seamless transition between indoor and outdoor living. This area is perfect for enjoying the valley's serene surroundings or entertaining guests al fresco.

Upstairs, the master suite is a true retreat, offering a private balcony that overlooks the beautifully landscaped garden and provides sweeping views of the surrounding valley. The suite also features a spacious walk-in dressing room and a luxurious en-suite bathroom, complete with premium fixtures and fittings that create a spa-like atmosphere. Bedroom two also benefits from its own en-suite, offering ultimate privacy and convenience, while two additional bedrooms share a well-appointed family bathroom. Throughout the home, quality flooring, high ceilings, and underfloor heating add a layer of sophistication and comfort, making every space feel open, inviting, and modern.

Outside:

The property also includes a spacious detached building, providing additional storage space, including a home office. This versatile outbuilding offers endless possibilities — perhaps an art studio, hobby room, or even a small business venture. Ample parking is also available for guests or family vehicles, ensuring convenience for all who visit.

The beautifully landscaped gardens are a standout feature, designed to complement the natural beauty of the surrounding Inny Valley. A charming greenhouse provides the perfect space for cultivating plants, while a dedicated vegetable plot and herb garden invite you to enjoy homegrown produce and fresh ingredients. The expansive lawn offers plenty of space for outdoor activities, from garden parties to simply relaxing in the sun.

The property now extends to approximately 1 acre in total, offering generous gardens and outdoor space. Additional adjoining land may be available by separate negotiation, providing flexibility for those wishing to acquire a larger plot.

Access to the property is via a private driveway, ensuring both privacy and exclusivity within this tranquil setting.

Important Information / Disclaimer

Please note that the entrance arrangements to the property may be subject to change depending on the final extent of land purchased. The vendor has agreed to make any necessary alterations to the entrance between exchange and completion to suit the agreed boundaries.

With its impressive energy-efficient design, remarkable surroundings, and a perfect blend of luxury and practicality, this home offers a rare opportunity to enjoy the very best of modern rural living. Whether you're seeking a tranquil retreat, a family residence with room to grow, or a property with potential for further expansion, this stunning home in the Inny Valley delivers it all.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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