



Bond
Oxborough
Phillips

Changing Lifestyles

Bridge View,
Calstock,
Cornwall,
PL18 9QJ



Asking Price - £375,000



Changing Lifestyles

01822 600700

Bridge View, Calstock, Cornwall, PL15 9QJ



- Approx. 1,074 sq ft of accommodation
- Triple-aspect open-plan living space
- Contemporary kitchen with island & integrated appliances
- Three double bedrooms with built-in storage
- Principal bedroom with patio access
- Utility room with separate entrance (ideal for home working)
- Private gardens of approx. 0.15 acres with large patio
- Driveway parking, detached garage, solar panels & air source heat pump



This well-presented bungalow has been carefully arranged to make the most of both space and natural light. The focal point of the home is an impressive triple-aspect, open-plan kitchen, dining, and living area, filled with light and offering an inviting setting for everyday living and entertaining. The modern kitchen is fitted with a range of contemporary units, integrated appliances, and a central island, all enjoying pleasant views over the front garden.

A door from the main living space leads through to a useful utility room and separate cloakroom/WC. Currently utilised by the owner as a compact home salon, the utility room benefits from its own external entrance, making it particularly well-suited for those seeking to run a business from home or create a private workspace.

The accommodation continues with a generous principal bedroom featuring sliding doors opening onto the rear patio, alongside two further double bedrooms, both with built-in wardrobes. A well-appointed four-piece family bathroom completes the interior.



Outside, the property is accessed via a private driveway offering ample off-road parking and leading to a detached garage with power and heating. The gardens, extending to around 0.15 acres, wrap around the property and provide a high degree of privacy. A spacious patio area creates an ideal spot for outdoor dining and relaxation. The garage itself offers excellent versatility, whether used as a workshop, studio, storage space, or home office.

The property is connected to mains electricity, water, and drainage, and further benefits from energy-efficient features including solar panels and an air source heat pump.

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Situated in the charming village of Calstock, this property lies approximately six miles from Callington and seven miles from Tavistock. Nestled within a designated Area of Outstanding Natural Beauty, the village boasts stunning views across the River Tamar and the surrounding countryside.

Calstock offers a range of local amenities, including a post office, primary school, welcoming pubs and cafés, a village hall, church, and a railway station providing regular connections to Plymouth. The area is ideal for outdoor enthusiasts, with picturesque walks along the River Tamar and easy access to nearby attractions such as Cotehele Estate and House and Kit Hill.

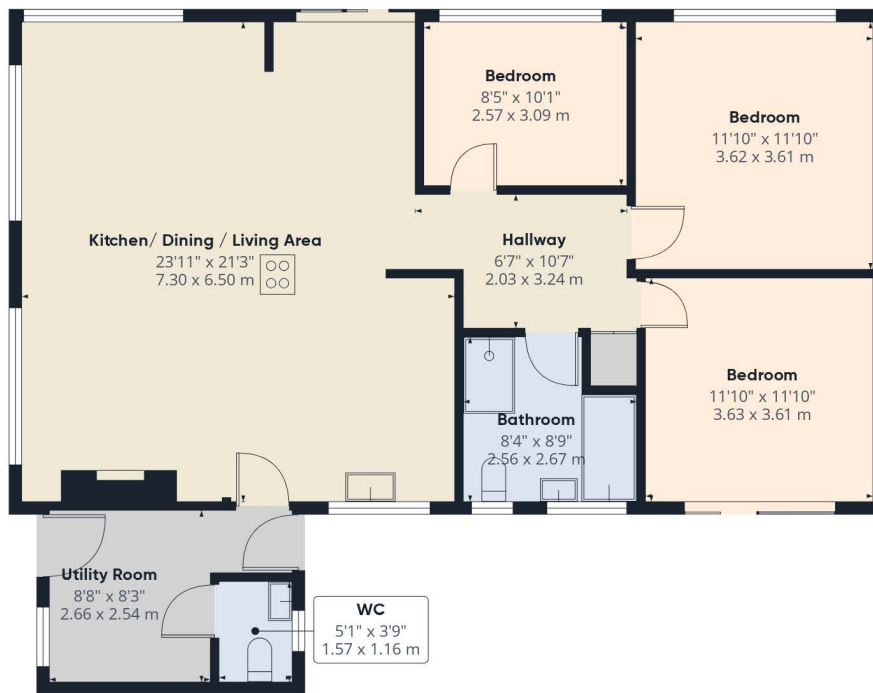
For a wider selection of shopping and leisure facilities, the nearby towns of Callington and Tavistock are easily reached via regular bus services.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

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Floor 0 Building 1



Floor 0 Building 2

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