



Bond
Oxborough
Phillips

Changing Lifestyles

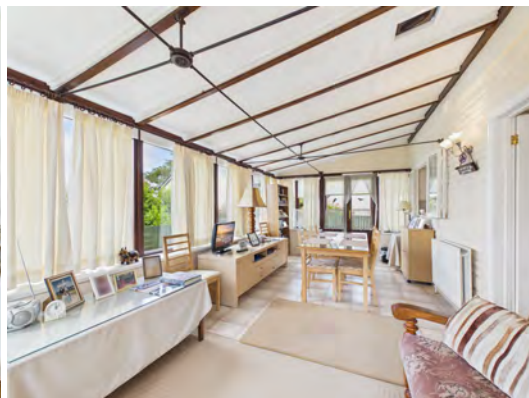
Ferndale

Lower Downgate

PL17 8LA



Guide Price - £350,000



Changing Lifestyles

01822 600700

Ferndale, Lower Downgate



- Individual detached four-bedroom family home
- Three versatile reception rooms including a light-filled garden room
- Principal bedroom with en suite and fitted wardrobes
- Spacious kitchen with adjoining utility/laundry room
- Wraparound gardens with patio and lawned areas
- Integral garage and driveway parking for up to four vehicles
- Potential to extend over the garage (subject to planning permission)
- Peaceful village setting with far-reaching countryside views



Situated in the highly sought-after village of Lower Downgate, this individual detached four-bedroom home offers generous and versatile accommodation, occupying a substantial wraparound plot with beautifully maintained gardens, a garage, and off-road parking for up to four vehicles. Offering scope to extend above the garage (subject to the necessary planning consents), this is a wonderful opportunity for growing families or those seeking flexible living in a peaceful countryside setting.

The welcoming entrance hall leads to three versatile reception rooms. To the front of the property are a comfortable living room featuring an attractive fireplace with inset electric fire and a separate dining room, ideal for entertaining. The impressive garden room provides an excellent additional living space, flooded with natural light from windows on three sides and enjoying delightful views across neighbouring rooftops towards the surrounding countryside. A door opens directly onto the rear garden, creating an ideal connection between indoor and outdoor living.

The well-appointed kitchen offers a range of fitted wall and base units, ample work surfaces, a sink with drainer, space for a cooker with extractor hood, plumbing for a dishwasher, and views through to the garden room. An adjoining utility/laundry room provides further storage, additional worktop space, room for a tall fridge/freezer, the central heating boiler, and access to both the garage and rear garden.



Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en suite shower area, while the second double bedroom also features fitted wardrobes. Bedrooms three and four overlook the rear, with bedroom three enjoying far-reaching countryside views and bedroom four offering useful built-in storage.

The accommodation is complemented by a ground floor cloakroom, a family bathroom fitted with a corner bath, pedestal wash basin and WC, together with the en suite shower room serving the principal bedroom.

Externally, the property enjoys a generous wraparound plot. A driveway provides off-road parking for several vehicles and leads to the integral garage, with an additional lay-by parking space adjacent to the property. The front garden is mainly laid to lawn, while gated access to both sides leads to the enclosed rear garden, which is predominantly lawned and complemented by a paved patio seating area and garden shed—perfect for relaxing or entertaining outdoors.

Combining spacious accommodation, flexible living spaces, generous gardens, ample parking and the charm of a desirable village location, this is a superb family home that must be viewed to fully appreciate everything it has to offer.

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Lower Downgate is a charming rural hamlet set amidst the beautiful Cornish countryside, offering a peaceful setting while remaining conveniently close to everyday amenities. The neighbouring village of Stoke Climsland, just over a mile away, provides a welcoming community with a primary school, parish church, village hall, post office, sports and social club, and a range of local services.

The nearby town of Callington, approximately three miles away, caters for a wider range of day-to-day needs, including supermarkets, a health centre, leisure facilities, and both primary and secondary schooling. For those commuting or seeking city amenities, Plymouth is around 15 miles away, providing excellent shopping, dining, entertainment, and mainline rail connections.

Surrounded by rolling countryside, the location is ideal for those who enjoy the outdoors, with an abundance of walking routes and renowned beauty spots nearby, including Cotehele House and Gardens, Kit Hill Country Park, and the picturesque Tamar Valley. Offering the perfect balance of rural tranquillity and convenient accessibility, Lower Downgate is a highly desirable location for families, professionals, and those looking to embrace village life.



Please do not hesitate to contact
the team at
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for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



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