



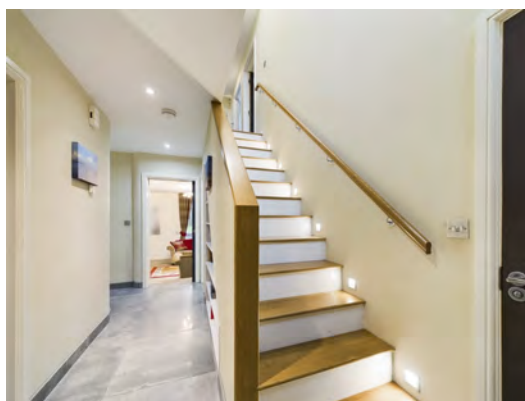
Bond
Oxborough
Phillips

Changing Lifestyles

Mincarlo,
Callington,
PL17 8LR



Offers Over - £1,100,000



Changing Lifestyles

01822 600700

Mincarlo, Callington, PL17 8LR



- Stunning, architecturally designed detached home, created specifically for our clients
- Remaining NHBC warranty for peace of mind
- Split-level, four-bedroom layout offering spacious and flexible living
- Exceptional attention to detail throughout the property
- State-of-the-art technology, with an A rated EPC for excellent energy efficiency
- Triple-glazed windows, solar panels, and a mechanical ventilation and heat recovery system
- Set within 5.8 acres of pristine pastureland bordering the scenic River Inny



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.



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In every aspect, this luxury home is designed not only for practicality and comfort but also to enhance the lifestyle of its residents.

Whether you're enjoying the tranquility of the Inny Valley from your private balcony or entertaining in the expansive living spaces, this property offers the perfect balance of luxury, technology, and natural beauty.



Outside:

The property also includes a spacious detached double garage, providing secure parking for vehicles and additional storage space including a home office. There is an abundance of possibilities, perhaps an art studio, hobby space, or even a small business venture. The workshop is flexible and can easily be adapted to suit a variety of needs, whether for personal or professional purposes. Additionally, there is ample parking available for guests or family vehicles, ensuring convenience and ease for all who visit.

The beautifully landscaped gardens are a standout feature of the property, 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 allows for homegrown produce, perfect for those who enjoy the satisfaction of cultivating their own food. The herb garden, bursting with aromatic plants, is an ideal spot for culinary enthusiasts who appreciate fresh herbs right at their fingertips. The expansive lawn offers plenty of space for outdoor activities, whether it's hosting a garden party, playing with pets, or simply relaxing in the sun. The meticulously maintained gardens create a serene and tranquil environment, making it an idyllic retreat for nature lovers.

The property spans an impressive 5.8 acres of picturesque meadowland, bordered by the meandering River Inny, creating a perfect natural boundary and enhancing the sense of privacy and seclusion. This sizable expanse of land offers endless possibilities for outdoor activities and recreation, from leisurely walks along the riverbanks to exploring the vast meadowland. The space is also ideal for those interested in keeping animals, whether it be grazing livestock, creating an orchard, or even building additional outdoor structures. The property provides a harmonious blend of natural beauty and practical land use, ensuring that the surrounding environment can be fully enjoyed while offering a canvas for any agricultural or recreational pursuits.

Access to the property is granted via a private driveway, ensuring both security and exclusivity. The serene surroundings of the Inny Valley enhance the sense of seclusion, allowing you to escape from the hustle and bustle of everyday life and immerse yourself in nature. The combination of stunning views, lush gardens, and extensive land makes this home an ideal sanctuary, perfect for those who value privacy, luxury, and outdoor living.

With its impressive energy-efficient design, remarkable surroundings, and an abundance of space for both personal use and leisure, this home offers a rare opportunity to own a property that masterfully blends luxury, comfort, and practicality. Whether you're seeking a tranquil retreat, a place to nurture hobbies, or a family home with room to grow, this property ticks all the boxes and more.



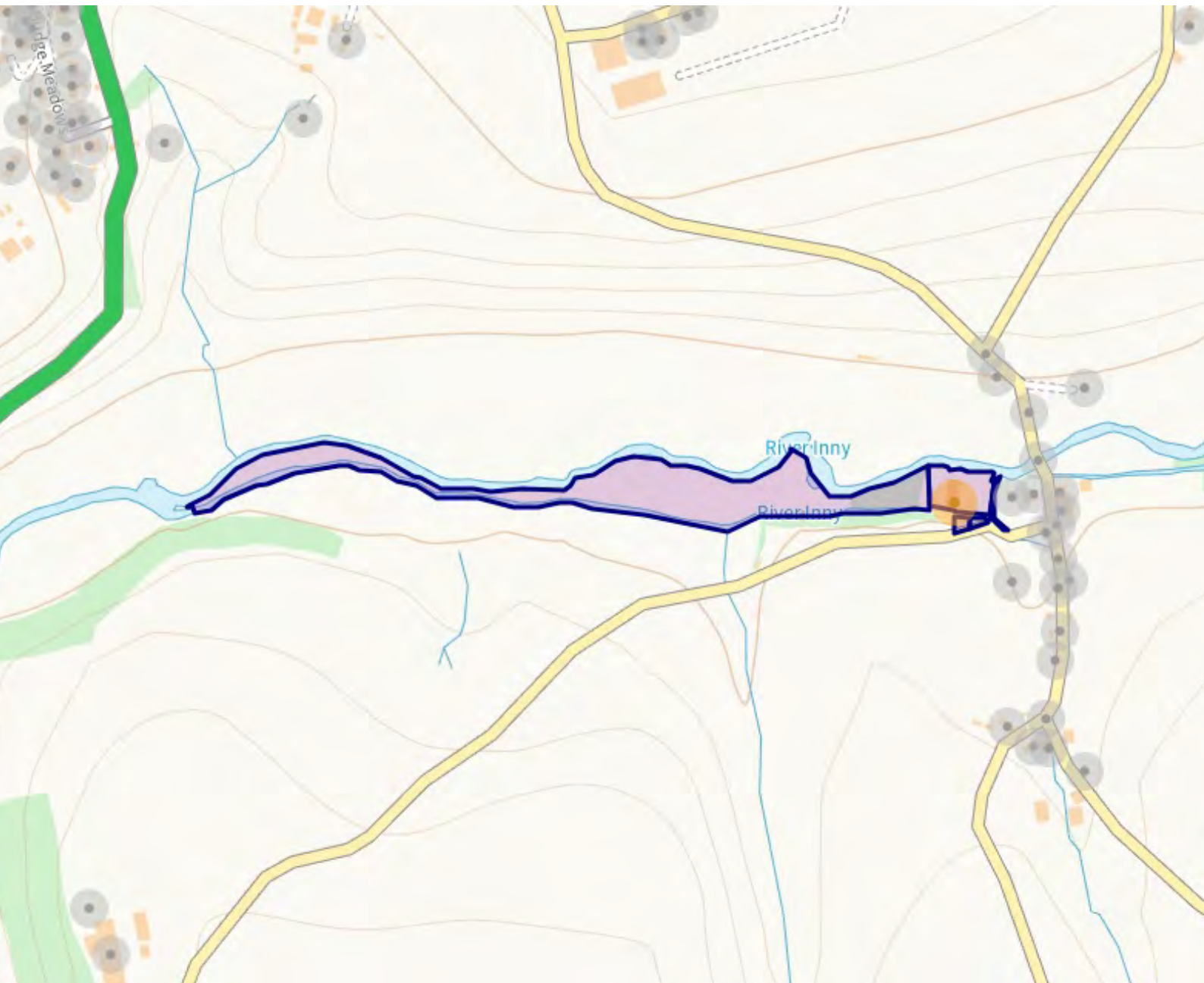
Location:

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Nestled in the peaceful hamlet of Beals Mill, within the scenic Parish of Stoke Climsland, this property is just 1.7 miles from the village. Stoke Climsland offers a vibrant community with a well-regarded primary school, post office, village hall, sports field, and social club. The renowned Duchy College provides courses from agriculture to outdoor pursuits.

Nearby Callington, 5 miles away, has all essential services including a senior school, medical centre, and shopping facilities. Launceston, the former capital of Cornwall, is 6 miles away, offering more amenities and access to the A30 dual carriageway, linking to Truro, Exeter, and beyond.

The area is a haven for outdoor enthusiasts with scenic country walks and excellent sporting options, including nearby golf clubs and the St. Mellion International Golf Resort (8 miles). Plymouth and Exeter are within easy reach, providing excellent transport connections.



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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