

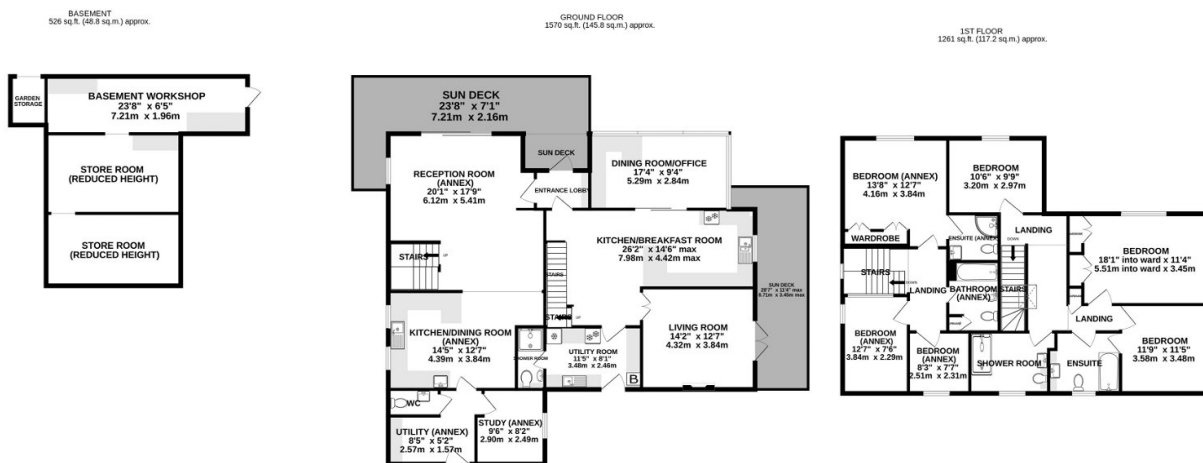
Higher Kelly, Calstock, Cornwall, PL18 9RA

Guide Price £800,000

6 5 4



- Modern Detached Residence with Attached Self Contained Annex
- Beautifully Landscaped Gardens with Sun Terraces
- Six Bedrooms In Total
- Ample Off Road Parking
- Perfectly Suited for Generational Living Under One Roof or Fantastic Income Opportunity
- Panoramic Views Over The Tamar River and Valley
- Stylish and Well Appointed Accommodations Throughout
- Five Bath/Shower Rooms (Two Ensuite)
- Brand New Fully Fitted Kitchen and Utility Room
- Sought After Cornish Riverside Village



HIGHER KELLY, CALSTOCK, PL18 9RA

TOTAL FLOOR AREA: 3356 sq.ft. (311.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Occupying an enviable position in the picturesque village of Calstock, 'South Breeze' offers versatile living accommodation which includes a fully self-contained annex suitable for multi-generational living under one roof yet providing independent living space.

'South Breeze' is approached via a blocked paved driveway and a modern landscaped front garden thoughtfully designed to capitalise on its stunning location with far reaching panoramic views both up and down the Tamar River and Calstock's stunning Victorian viaduct. All of this can be viewed from contrasting seating areas depending on whether you're relaxing in the Japanese inspired lawned garden with raised feature fishpond and beautiful mature 'snake skinned Acer' tree, or entertaining family and friends on the two impressive wrap around terrace balconies with modern glass balustrading. This overlooks a timber decked terrace and adjoining patio with space and power connection for a large hot tub and a discreetly hidden garden storage area. The basement workshop is fully equipped with power and lighting with interconnecting dry storage rooms which run underneath the Annex. The front entrance lobby provides separate independent access to both the main house and the annex, with separate doorbells for each property.

**Main House Accommodation** The kitchen/breakfast room is large enough for the whole family and has just been completely remodelled to high standard. Directly off the kitchen is a front facing double aspect reception room which is currently used as a home office and is fitted with bespoke study furniture and a separate wall mounted wirelessly controlled electric heater. This room can be used as a family room or a separate dining room and enjoys views over the front garden and the surrounding countryside and the viaduct.

Separate living room with wall mounted LPG gas feature fireplace and double-glazed French doors leading to the side terrace balcony and level lawned garden with shed and views towards the historic Cotehele House and the river.

The utility room provides plenty of additional storage incorporating a matching range of floor to ceiling units with worktop and inset sink and integrated fridge and freezers, cupboard housing recently installed 'Worcester Bosch' oil fired gas central heating boiler system to the main house. Door and window overlooking and leading to the rear garden and terrace. Modern shower room with low flush W.C and wash hand basin.

On the first floor is a spacious landing with a large skylight window that floods the room with plenty of natural light, providing access to three double bedrooms all with large, double-glazed windows to take in the views, a modern Jack and Jill en-suite bathroom and a matching separate shower room.

The property has been installed with a modern and efficient solar energy system (owned) which generated 61% of the total energy used in the last 12 months. The system consists of 2 banks of 18 in total panels, with four battery packs installed by Callidus Solar Energy Specialists in Devon. The current electricity provider is Octopus Energy and further detailed information is available on request.

**Annex Accommodation.** Double aspect living room with double-glazed window to side and sliding patio doors directly leading to a south facing terrace. Kitchen/dining Room with fully fitted kitchen and space for table and chairs. Separate utility room with downstairs cloakroom and a separate study or ground floor bedroom, if required.

Located on the first floor are three good sized bedrooms with an en-suite shower room to the front bedroom which overlooks the river, viaduct and surrounding countryside. Spacious bathroom with skylight window and matching suite in white comprising panel enclosed bath with power shower, pedestal wash hand basin, low flush W.C and storage cupboard.

**Landscaped Rear Garden and Ample Off-Road Parking.** To the rear of the property is a gravel driveway providing off road parking for several vehicles with a handy outside power point providing scope for electric vehicle charging. Also, located throughout the outside, are further power sockets. The secure gate leads through well stocked lawned gardens with potting shed and steps leading down to a paved terrace/barbecue area with access to both sides leading to the terraces and front garden.