



GULWORTHY

GUIDE PRICE **£425,000**

Delightful Grade II Listed Cottage with Large Gardens

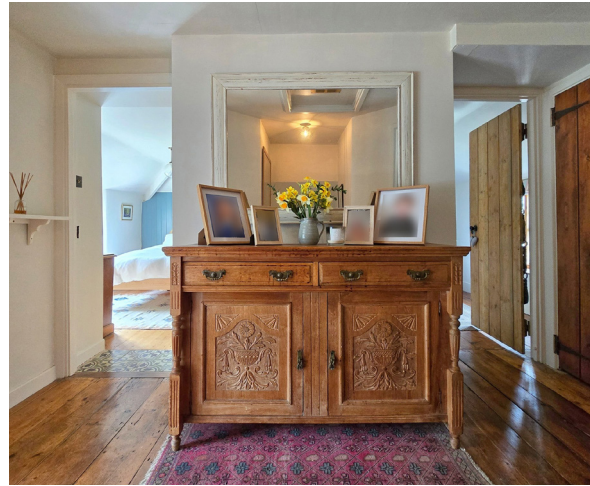
 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: F (33)

**MILLER**
TOWN & COUNTRY



- » 3 Bedroom Detached Character Cottage
- » Grade II Listed
- » Beautifully Presented
- » Wonderful Woodland & Country Views
- » Large Gardens
- » Parking for 4 Cars

The Property

Delightful 3 bedroom detached Grade II listed cottage with a wealth of charm and character in an idyllic rural location overlooking woodland and countryside. There are wonderful walks on the doorstep and extensive gardens with a formal orchard with lawn and vegetable areas.

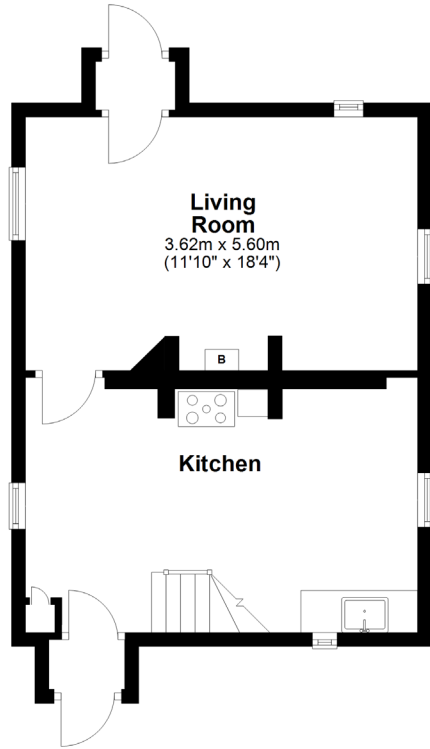
The property has been sympathetically renovated over recent years and has retained much of its original charm and character. On the ground floor of this traditional Duke of Bedford cottage is a wonderful kitchen-dining room with cottage-style kitchen at one end and an Esse Range-style stove and pantry. A door leads through to a generous living room with woodburning stove, exposed beams and windows to front and rear. On the first floor are three well-proportioned bedrooms and a family bathroom.

Location

Wheal Maria is situated near Gulworthy, just outside the bustling market town of Tavistock, in an idyllic rural location within the Tamar Valley. The towns of Callington & Launceston are also easily accessible, as is the A30 and the maritime city of Plymouth. The north and south coasts are approximately 45 minutes drive away.

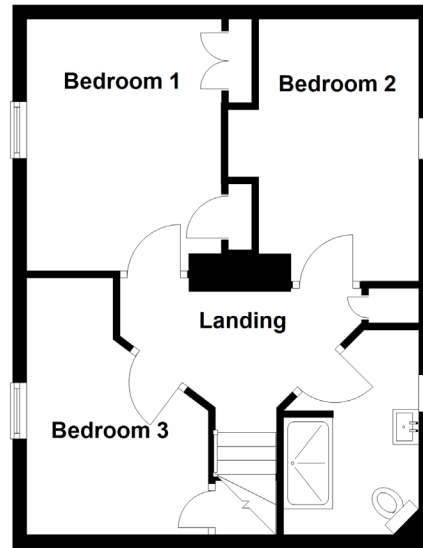
Ground Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)

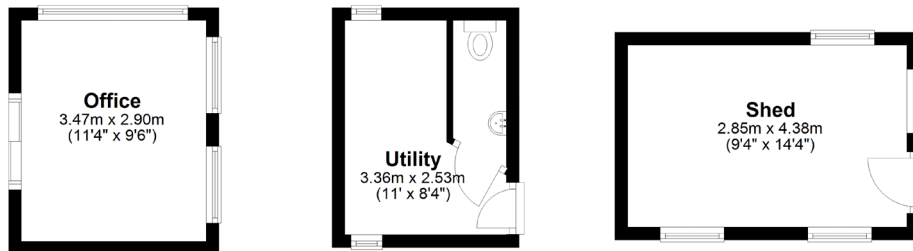


Total area: approx. 84.2 sq. metres (906.3 sq. feet)

Produced by Energy Performance Services for Identification purposes only.
Plan produced using PlanUp.

Ground Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 31.0 sq. metres (333.9 sq. feet)

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Accommodation

Ground Floor

Porch 2'8" x 3'10"

Kitchen/Dining Room 13'1" max x 18'6"

Sitting Room 12' x 18'

First Floor

Landing 6'4" x 11'4"

Bedroom 1 11'9" x 10'6"

Bedroom 2 12'3" x 7'7"

Bedroom 3 10'2" x 8'6"

Bathroom

Outside

Formerly 2 miners' cottages, the cottage is south-facing and has extensive gardens to the front including formal gardens, orchard and large paved patio area. To the side is a shared driveway leading to parking for three to four cars, as well as a useful shed and a further stone barn which has been converted into a utility room and gardener's WC (10'8" x 8').

There is a good-sized rear garden with raised vegetable beds and summerhouse which has been insulated and turned into a great home-working space. Further communal orchard garden with stream to front of cottages.

Services: Mains electricity, spring-fed water (no water rates), private drainage, telephone & broadband connected. Oil-fired central heating.

Council Tax Band: C

Tenure: Freehold



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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TRADING REGULATIONS 2008:**

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but their accuracy is not guaranteed nor do
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