



17-18 Wheal Maria

Gulworthy, Tavistock, Devon, PL19 8PD

Guide Price £400,000



Property

Delightful Grade II Listed Duke of Bedford cottage situated in a rural Tamar Valley hamlet with wonderful south facing extensive gardens, outbuildings and parking located within easy access of open countryside.

The property briefly comprises: Sitting room, kitchen/dining room, side lobby, ground floor shower room, three first floor bedrooms and bathroom, outbuildings including water filtration system, store/workroom and stone sheds, extensive gardens and parking. Internal viewing is strongly recommended.

Accommodation

Storm Porch

With stable door leading to:

Sitting Room – 18' 3 x 11' 11 (5.56m x 3.62m)

Fireplace with multi-fuel stove, windows to the front, rear and side elevations, exposed ceiling beams, built-in cupboard housing electric meter/fuse box.

Kitchen/Dining Room – 18' 3 x 12' 2 (5.56m x 3.70m) max inc staircase

Fitted with a range of Pine bespoke units and cupboards, wooden worktops, double bowl sink unit with mixer taps, fireplace with granite lintel



Kitchen Continued

with open fire grate and former range (not working/used), windows to the front, rear and side elevations, exposed ceiling beams, cupboard with space and plumbing for dishwasher, staircase rises to the first floor.

Side Lobby – 7' x 5' 1 (2.14m x 1.54m)

Space and plumbing for automatic washing machine, space for fridge/freezer, tiled floor, window to the front overlooking the garden, vaulted ceiling, external door to the side of the cottage, further door to:

Shower Room

Fitted with wall mounted wash hand basin, low level w.c., tiled floor and Mira electric shower.



From the kitchen/dining room, staircase rises to:

First Floor

Access to loft.

Bedroom 1 – 12' 2 x 10' (3.70m x 3.05m)

Window to the front overlooking the garden, fitted wardrobe.

Bedroom 2 – 11' 1 x 8' 2 (3.38m x 2.49m)

Window to the rear, period fireplace (not used).

Bedroom 3 – 11' 11 x 6' 8 (3.62m x 2.02m) extending to 8' 11 (2.71m) max

Irregular shaped room with window to the front overlooking the garden.

Bathroom

Fitted with panelled bath with Mira electric shower over, pedestal wash hand basin and low level w.c., window to the rear, airing cupboard with slatted shelving.

Outside

The property is approached via a shared driveway with the neighbouring cottage and leads to a hard standing which is located to the rear of the cottage, this is currently used to store a caravan, there is an additional parking area also located at the rear. There are two useful stone sheds and further building housing the filter system for the private water supply and wooden constructed workroom/shed which measures 11' 8 x 7' 8 (3.55m x 2.34m) with wash hand basin,



Outside Continued

water, light and power supply. Located at the rear, steps lead up to a slightly elevated garden with specimen shrubs and plants, soft fruit trees, large greenhouse and timber shed with the rear boundary bordering open farmland.

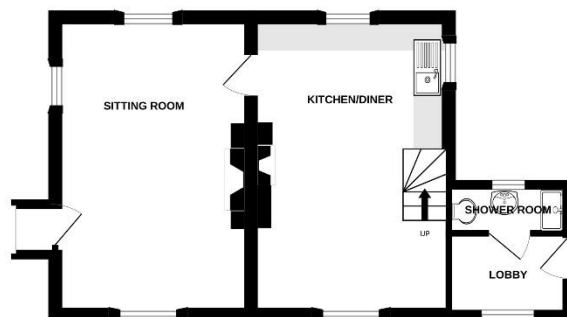
The principal area of garden is located at the front of the property, which is south facing and boasts a woodland outlook. The garden is well stocked with wide variety of mature well-established plants, shrubs and trees. There are areas of informal grass/lawns and includes a delightful sun terrace/seating area.

Council Tax Band: C

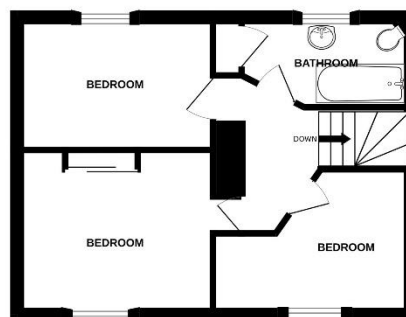
Local Authority: West Devon

Postcode for SatNav: PL19 8PD

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.

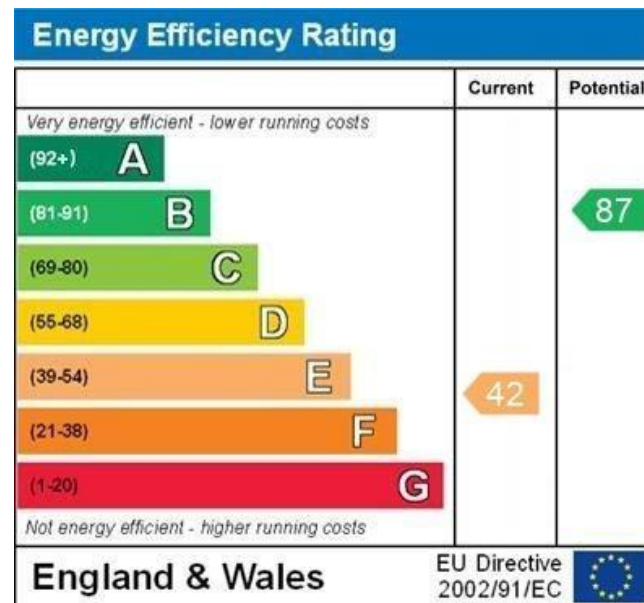


TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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 is given to their operability or efficiency can be given.
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VIEWINGS STRICTLY BY APPOINTMENT

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