



Bordonnerie, Gunnislake. PL18

Offers Over £550,000





## Bordonnerie, Gunnislake. PL18

### A Must-See Contemporary Detached Home with Breathtaking Tamar Valley Views

Positioned to take full advantage of its elevated setting, this exceptional four-bedroom detached residence combines contemporary design with flexible, light-filled living spaces and truly spectacular views over the picturesque Tamar Valley.

From the moment you step inside, this home impresses with its thoughtful layout and stylish finish. The ground floor is designed for both comfort and versatility, featuring two generously proportioned bedrooms and a beautifully appointed family bathroom. The heart of the home is the expansive open-plan kitchen, lounge, and entertaining area—perfect for modern family life and social gatherings. With high-quality fittings, sleek cabinetry, and ample workspace, the kitchen flows seamlessly into the living area, where wide French doors open out onto a rear terrace. Here, you'll be treated to panoramic, uninterrupted views across rolling countryside—a stunning backdrop for everyday living or evening relaxation.

Upstairs, the impressive principal suite is a private retreat, boasting a spacious bedroom, a luxury en-suite shower room, and a walk-in wardrobe. An additional double bedroom is located on this level, along with an open-plan landing that currently serves as a bright and airy home office, ideal for remote working or creative pursuits.

Outside, the property continues to deliver. The large, fully enclosed rear garden is mainly laid to lawn, providing plenty of space for children to play or for summer entertaining. Beneath the house, the generous undercroft storage room offers excellent utility for bikes, garden tools, or workshop space. To the front, a single garage and private driveway provide off-road parking for two to three vehicles.

This is a rare opportunity to secure a stylish, spacious family home in a sought-after location, where every window frames a postcard-perfect view. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.







## Accommodation

Upon entering, you're welcomed by a spacious, light-filled entrance hall that immediately sets the tone for the quality and elegance throughout. At the heart of the home lies a magnificent open-plan kitchen, dining, and living area, designed for seamless modern living. Floor-to-ceiling windows flood the space with natural light and frame the breathtaking valley views, while sliding doors lead out to a generous balcony—complete with a hot tub—offering the perfect setting for evening relaxation or alfresco entertaining.

The indulgent master suite provides a private retreat, featuring a beautifully appointed en-suite shower room with premium finishes. Three additional double bedrooms ensure ample space for family and guests, all served by a sleek, modern family bathroom designed with both function and style in mind.

Adding to its practicality, the home includes a large utility/storage area, a single garage, and a wide driveway with generous parking for multiple vehicles. The rear garden is fully enclosed and thoughtfully landscaped, providing a safe, tranquil space for children, pets, or outdoor entertaining.

Every element of this remarkable property has been carefully considered—from the high-end finishes to the flowing layout and awe-inspiring views. A rare opportunity to secure a contemporary home that delivers comfort, sophistication, and a truly enviable lifestyle.









**OUTSIDE:** The property is approached from the lane and the driveway provides parking for 2/3 vehicles. Detached timber clad garage 18'3" x 9'6" with a remote controlled up and over door, power and light and two windows to the side. Outside lighting. Steps lead down to the front door with raised bedding to one side and an enclosed courtyard to the front. A path leads along the side to the kitchen door, outside tap, power points and lighting. Steps lead down to the rear garden and the site of the oil tank and wood store. The rear garden is laid to lawn with a central fruit tree. There is high timber fencing to the majority of the boundary and access around the other side to the front. The garden enjoys a predominantly southerly aspect and looks out across the valley.

**SERVICES:** Mains water, drainage and electricity. Oil fired central heating.

**COUNCIL TAX BAND:** Currently band 'D'.

**DIRECTIONS** From Tavistock take the A390 Callington Road. Continue for approximately five miles crossing the River Tamar into Cornwall and proceed up the hill to the village of Gunnislake. Take the second turning on the left into Calstock Road (opposite The Cornish Inn). Follow the road for about five hundred yards and the house will be found on the left, shortly after the turning down to Kingswood Road.

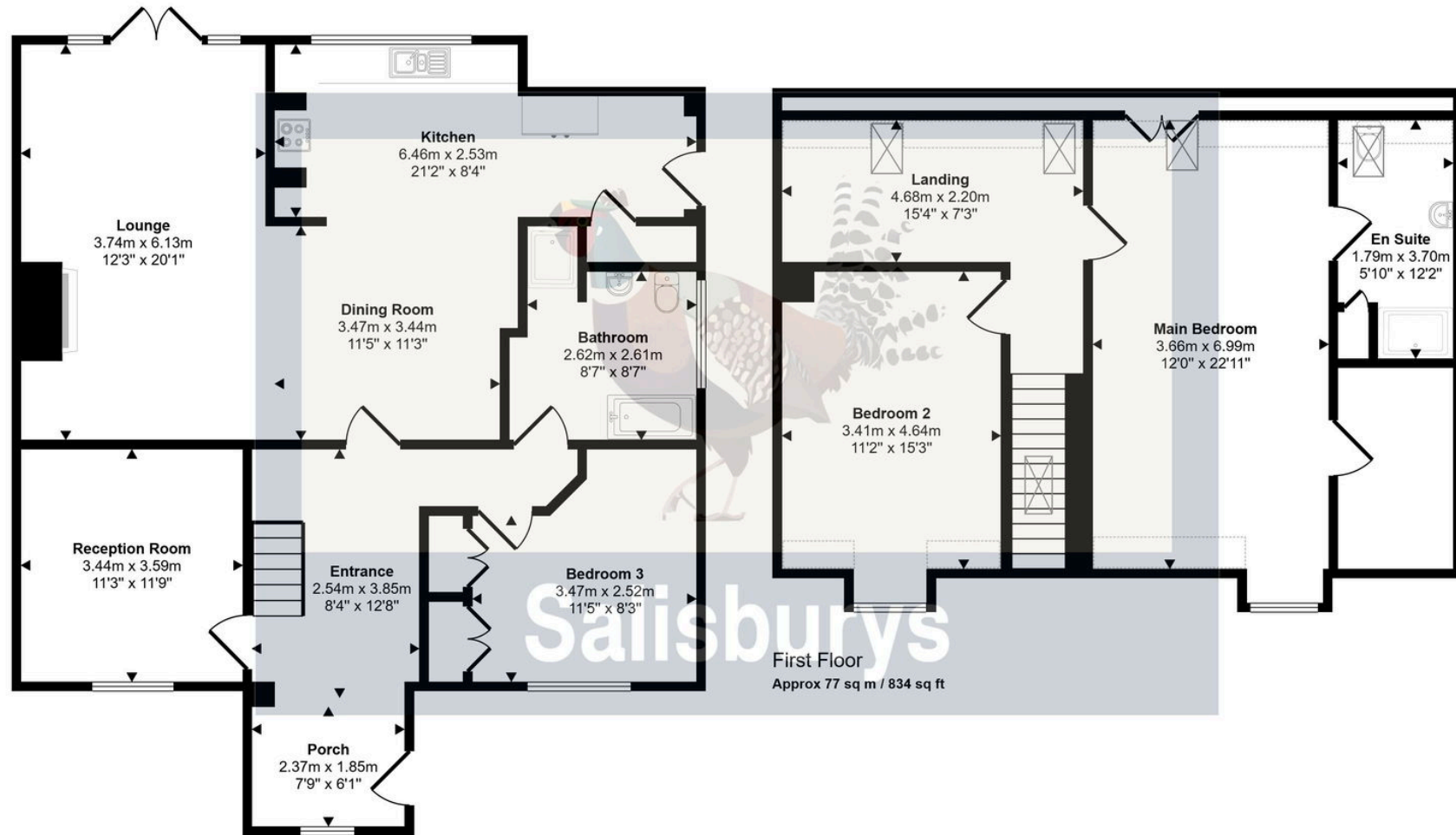
**AGENTS NOTES:**

**Viewing by appointment only.**





Approx Gross Internal Area  
182 sq m / 1961 sq ft



Ground Floor  
Approx 105 sq m / 1127 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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