



Beechfield



Gunnislake 2.3 miles (Train Station 1.9 miles) • Callington 3.5 miles • Tavistock 7 miles • Plymouth 17.5 miles • What3words [///visits.fence.sweetened](#) • For detailed directions contact the office.

An incredibly spacious and versatile countryside residence in 1.91 acres, set in beautiful gardens and complete with a paddock, large workshop, extensive parking and beautiful views.

- Countryside Home in 1.91 Acres
- Superbly Flexible, Extended Accommodation
- Potential to Further Extend or Convert Loft (STP)
- Gardens of 0.69 acres, 1.07-acre Paddock
- 850sq.ft Workshop/Potential Stables
- Gated Drive and Extensive Parking
- Spectacular Panoramic Views
- Private and Picturesque Setting
- Freehold
- Council Tax Band C

Offers In Excess Of  
£700,000

#### SITUATION

This extended, detached house is located in a delightful, elevated position in Coxpark, enjoying a breath-taking, panoramic outlook across its own land, over the Tamar Valley and surrounding countryside. The property is set amongst the hugely scenic, verdant surroundings of the valley, which is an Area of Outstanding Natural Beauty (AONB) and forms part of the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site. There are numerous walks and trails on the doorstep, presenting many opportunities to explore the region's rich heritage. The property is within close proximity of local amenities and transport links, with Gunnislake providing a selection of shops and public houses, a doctor's surgery, primary school and Co-op fuel station/mini-market. In addition to regular bus services, there is the added benefit of a rail connection into Plymouth City on the Tamar Valley Line. Tavistock, 7 miles away, is a thriving market town offering a superb range of shopping, recreational and educational facilities Plymouth, with its coastal access, is 17 miles to the south. The cathedral city of Exeter lies 47 miles to the northeast, providing railway and motorway connections to the rest of the UK, plus an international airport.

#### DESCRIPTION

This sizeable and completely individual, detached home sits on a plot of 1.91 acres and offers an exceptional package of attributes that should appeal strongly to those whose highest priorities are space, peace and privacy. Internally, the accommodation is incredibly versatile and characterised by bright, well-proportioned rooms which could be configured in several ways, with up to five bedrooms, including for large or multi-generational families. Having been extended by our clients in recent years, the house is entirely surrounded by its own extensive gardens and grounds, within which can be found several lawns, a vegetable patch, fruit trees and a large, detached modern barn of 850sq.ft. The barn is currently set up as a substantial vehicle and machinery workshop but has potential for a variety of other uses, including stabling, subject to any necessary consents. Beyond the immediate garden is an enclosed paddock amounting to 1.07 acres, offering significant potential for those wishing to keep a horse, ponies or small livestock, as well as those interested in creating a smallholding-type lifestyle. Finally, the house enjoys some truly spectacular views across the Tamar Valley.

#### ACCOMMODATION

This property has been lovingly maintained to a high standard by the current owners and is arranged to take advantage of the superb views from within the house. There are three en-suite

bedrooms at present and two reception rooms on the first floor as well as a dressing room, although these would serve as lovely further double bedrooms if required. On the ground floor, an entrance hallway leads into the central kitchen, which has a superb range of wall and base units, incorporating a NEFF built-in electric double oven and 4-ring hob, plus an integrated microwave and dishwasher, and a breakfast bar. Beyond the kitchen is the hugely impressive, extended principal reception room which is extremely warm and comfortable, and benefits from a triple aspect to make the most of the extraordinary views, with patio doors leading out into the garden. A separate utility room with plumbing and space for appliances is also located on this floor, along with a WC and storage cupboard. Upstairs, on the ground floor, the property has the potential for up to six bedrooms (five doubles), although the current owners utilise the space as three bedrooms plus a large home office with a log burner, a separate sitting room and a dressing room to the master suite. The family bathroom comes equipped with a bath, separate shower, wash hand basin and WC, and there are three additional en-suite shower rooms. The potential to extend the property further no doubt exists, with one option being to convert the huge, vaulted loft space, subject to any necessary consents or approvals.

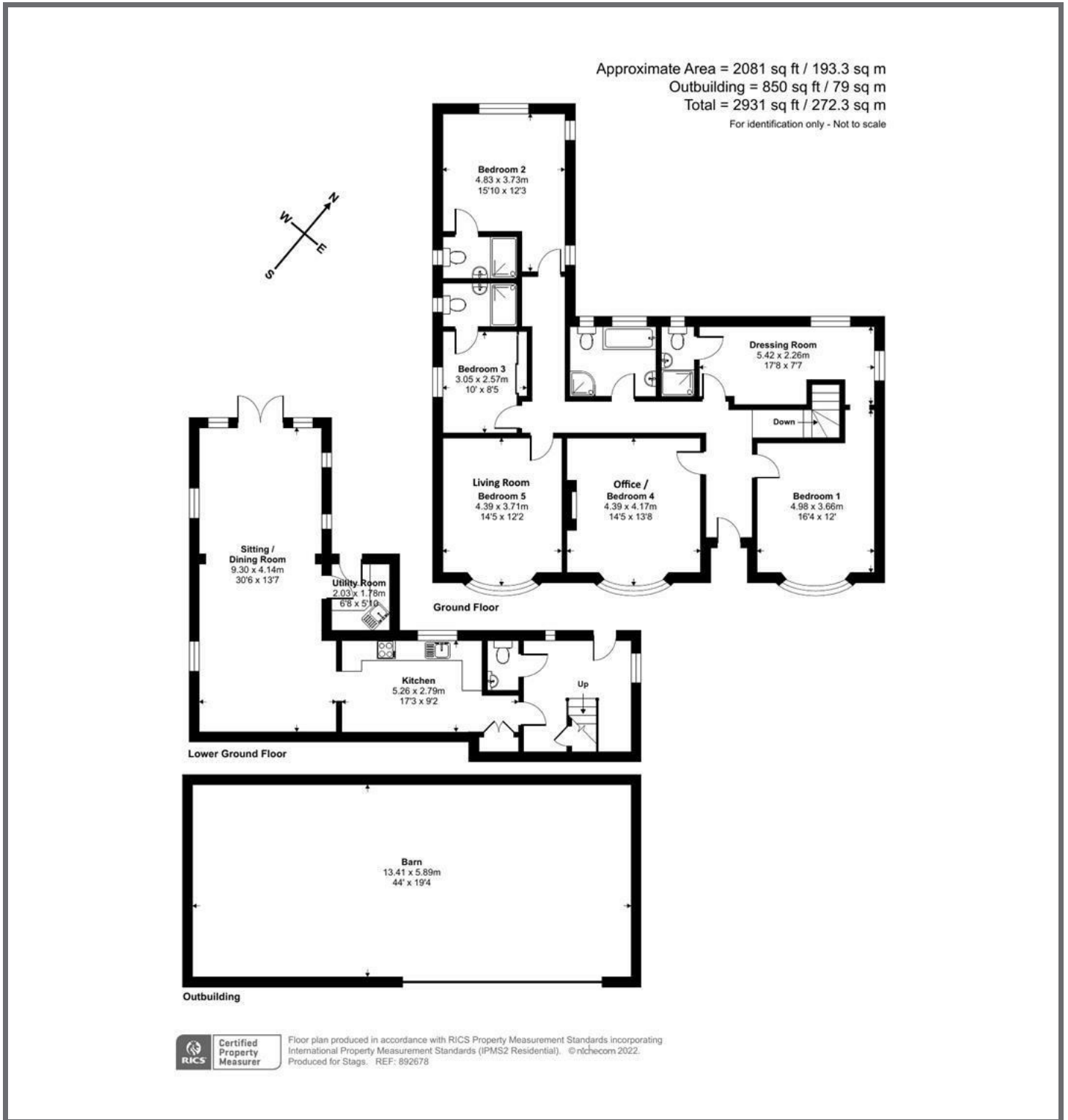
#### OUTSIDE

The property is set back from the road behind double gates, with a large lawned area to the front bordered by mature planting and hedging, giving the property an entirely private feel. The house is set within a residential curtilage of approx. 0.69 acres, including large, manicured lawns, beautiful mature planting, an ornamental pond and a sizeable vegetable patch; the setting of this property is truly idyllic. Further potential lies in the large timber-framed modern barn which measures 44' x 19'4 (850sq.ft internal space) and could easily be transformed to incorporate stabling or other uses, again subject to any relevant consents, which would perfectly compliment the 1.07-acre paddock to create an equestrian holding. The workshop has power and lighting connected and is also of a sufficient internal height to accommodate a mezzanine floor. Extensive parking space is available to the rear and side of the house, sufficient in size to accommodate a campervan, trailer, horsebox, boat or other large vehicles. At the far end of the paddock is a further area of scrubland, approx. 0.15 acres. In all, the site amounts to 1.91 acres.

#### SERVICES

Mains electricity & water, private drainage (septic tank), oil-fired central heating. Please note that the agents have neither inspected nor tested these services.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	82	
(69-80) C	(55-68) D	65	
(55-68) E	(35-54) F		
(2-54) G			
Net energy efficient - higher rating code		EU Directive 2002/91/EC	
England & Wales			

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