



2 Truscott



Gunnislake 2.7 miles (Train Station 2.7 miles) • Callington 3.5 miles • Tavistock 7 miles • Dartmoor National Park 8 miles • Plymouth 17.5 miles • What3words [///saved.spice.shopping](#) • For detailed directions please contact the office.

A characterful 2-bedroom cottage with live planning to extend, occupying a peaceful and picturesque semi-rural setting, and set within a plot of 0.95 acres.

- Semi-detached, 2-bedroom Cottage
- Live Planning to Extend
- Beautifully Characterful Interior
- Gardens and Paddock, 0.95 Acres in All
- Large Garage/Workshop
- Ample Parking
- Peaceful, Private and Picturesque Setting
- Discreet Position along a No-through Lane
- Freehold
- Council Tax Band: C

Guide Price £375,000

SITUATION

This cottage is located in an incredibly peaceful, private and discreet location, towards the end of a no-through lane and up a private track. The property sits on the edge of Coxpark plantation in the heart of the Tamar Valley, an Area of Outstanding Natural Beauty (AONB) and World Heritage Site, which provides a verdant backdrop and should appeal strongly to those with an affinity for wildlife and the natural environment. There are numerous walks and trails nearby, presenting many opportunities to explore the region's rich heritage. Gunnislake, 2.5 miles away, provides a selection of shops and public houses, a doctor's surgery, a primary school and an Asda fuel station/mini-market. In addition to regular bus services, there is a rail connection into Plymouth 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, whilst Exeter is 47 miles to the northeast, providing railway and motorway connections to the rest of the UK, plus an international airport.

DESCRIPTION

This is an extremely rare opportunity to acquire a charming, semi-detached cottage in an enviable, semi-rural location and set within almost an acre. The accommodation is extremely characterful and has been significantly improved by our clients over their past 18 years of ownership including the use of traditional lime based mortars/materials. In addition, there is live planning consent to extend the cottage at first-floor level and further potential no doubt exists to extend or remodel the cottage in other ways. Externally, setting this cottage apart is a paddock of approximately 0.8 acres which, coupled with the property's garden, provides a tremendous opportunity for keen horticulturists and those interested in establishing a smallholding-type lifestyle. Additionally, there is a substantial garage/workshop and ample off-road parking to complete the picture of this charming countryside home.

ACCOMMODATION

Throughout the accommodation, there are many traditional and period details such as exposed stone walls, deep timber and slate window sills, former fireplace recesses, slate flooring, and a beamed ceiling in the sitting room. The cottage is entered on the ground floor into the recently rebuilt porch from where there is an opening to the kitchen/dining room and a door to the bathroom. The dining room is a bright, vaulted room with a large featured exposed stone wall. The kitchen itself features a range of cupboards and cabinets with a combination of solid wood and stainless

steel work surface, incorporating an electric oven, a 4-ring induction hob, a large Belfast sink and space for a plumbed appliance below the counter. A door leads through to the sitting room which is a cosy and comfortable room centred around a substantial log-burning stove set into a former fireplace recess and with a study area at one end. Finally, on the ground floor, the bathroom is equipped with a smart, white 3-piece suite to include an oval bath with a shower over. At first-floor level, there are two double bedrooms, both with a window overlooking the rear aspect. The second bedroom is currently set up as a home office or reading room.

OUTSIDE

The cottage is approached over a shared access track that leads to a concrete yard and parking area (see our accompanying Location Plan). There is ample off-road parking for several vehicles and a substantial 49'x16' garage/workshop, of blockwork construction with timber double doors for access, and which has power and lighting connected internally. It provides extremely valuable outbuilding space although is now in need of some repair in places. There are lawn gardens to the front, side and rear of the cottage, all enclosed by stone walling and natural hedgerows. Behind the workshop is a small wall-enclosed potting area housing a 10'x8' greenhouse. Beyond this area is the property's accompanying paddock which is effectively an extension of the garden, and laid mainly to grass and meadow with an area of light woodland to one side. There is a right of access across the neighbouring property from the paddock to the public highway. Also within the paddock is a good-sized 10'x20' timber shed.

SERVICES

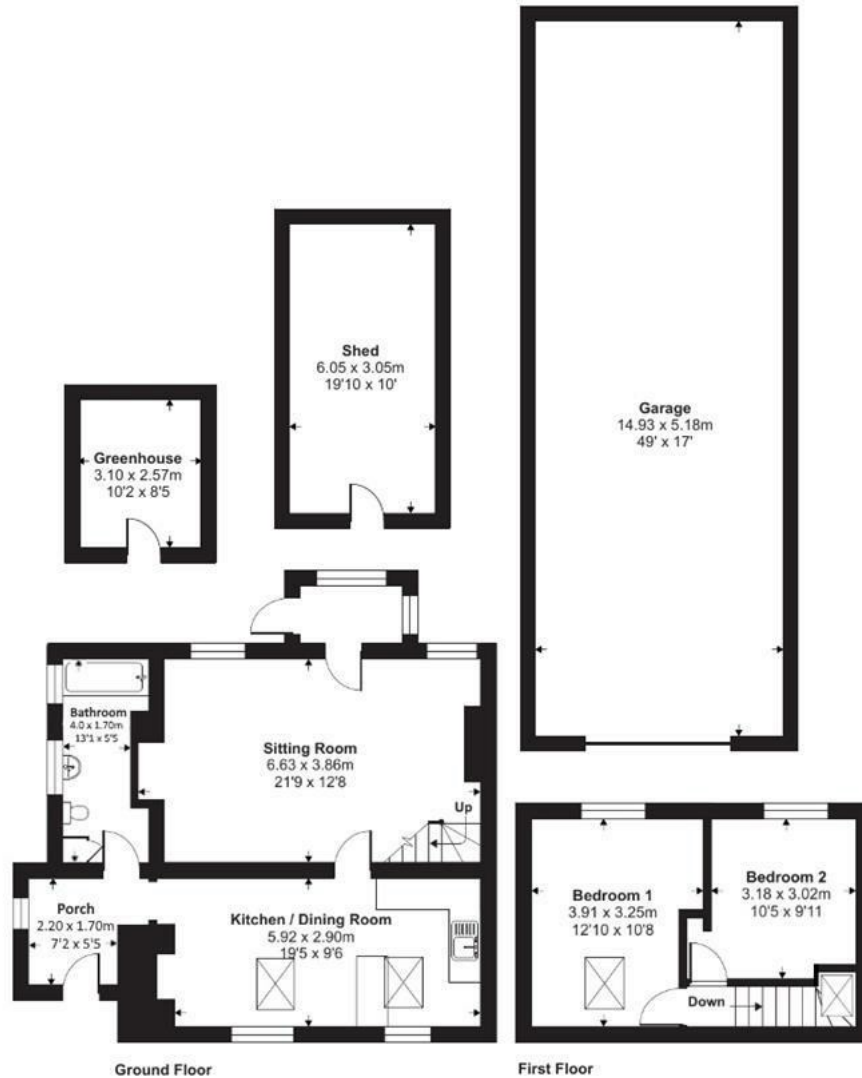
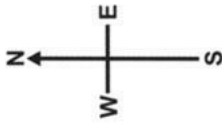
Mains electricity, metered mains water. Oil-fired central heating. Private drainage via a sewage treatment plant (shared with the neighbouring property). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Consent was granted by Cornwall Council in March 2020 under application PA20/08345 for the remodelling of the porch and an en-suite to the master bedroom. Our clients completed the rebuild of the porch and this work has been signed off by building control, therefore the consent is now live and any new owner may wish to complete the first-floor alterations without needing to reapply.
2. An overage provision will be included within the sale, covering the paddock. Details are TBC although broadly it will be intended to cover new residential units on the site, but not any extension of the current dwelling nor any new domestic, agricultural or equestrian buildings.



Approximate Area = 875 sq ft / 81.3 sq m
 Garage = 830 sq ft / 77.1 sq m
 Outbuildings = 282 sq ft / 26.2 sq m
 Total = 1987 sq ft / 184.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1087998

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
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)		58	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458

tavistock@stags.co.uk

stags.co.uk