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The Beeches



Drakewalls 1.4 miles (Train Station 1.5 miles) • Callington 4 miles • Tavistock 5.5 miles • Dartmoor National Park 6.5 miles • Plymouth 18.5 miles • [What3words.com](http://www.what3words.com) [///circus.crackles.tilts](http://www.circus.crackles.tilts) • For detailed directions please contact the office.

**A detached 3-bedroom house in a private, edge-of-village location overlooking the Tamar Valley, with exceptional mature gardens, paddocks and stabling.**

- Reverse Level, 3-Bedroom Detached House
- Incredible Mature Gardens Totalling an Acre
- Vegetable Garden, Several Large Polytunnels
- Large Ornamental Pond and Summer House
- Paddock of 1.64 Acres and Stable Building
- Drive and Carport, 2.78 Acres in All
- Private and Sheltered Edge-of-Village Location
- Spectacular Views of the Tamar Valley
- Freehold
- Council Tax Band: F

**Guide Price £595,000**

#### SITUATION

The property is located in an elevated position on the edge of Chilsworthy village, which has a very popular local pub and falls within both the Tamar Valley National Landscape (formerly AONB) and a UNESCO World Heritage Site. Owing to its elevated position, the property enjoys spectacular, far-reaching views across the valley towards distant Dartmoor. The nearby villages of Gunnislake and Drakewalls collectively provide day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, health centre, garages, public houses and a railway station offering a regular service into Plymouth city (a 25-minute journey). Tavistock, 6.5 miles to the east, is a hugely popular market town in West Devon, offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 18.5 miles to the south.

#### DESCRIPTION

Available for the first time in 25 years, this individual detached house was originally a converted barn and later extended to create a well-proportioned and characterful home which is now in need of some general modernisation but could suit a variety of lifestyles. Externally, the house is complemented by some exceptionally pretty and colourful, mature landscaped gardens which have been created as a labour of love by the current owner. In addition, the house benefits from an enclosed paddock and detached stable block giving the property good breath of appeal, particularly for keen horticulturists and gardeners, those with an interest in wildlife and the natural environment, and those who might wish to keep horses, ponies or other domestic livestock or are otherwise looking to create a smallholding-type lifestyle.

#### ACCOMMODATION

The accommodation is arranged in a reverse-level fashion in order to maximise the natural light and views in the principal reception rooms. The property's entrance is on the ground floor into a hallway from where there are two good-sized double bedrooms and a shower room. The largest of the bedrooms enjoys a triple aspect with attractive views over the gardens and the wooded Tamar Valley below the village. Stairs rise to the first floor where there is a third bedroom, family bathroom and the remainder of the living accommodation. The sitting room, in common with the bedroom below it, benefits from a triple aspect, thereby making the most of the house's elevated position. The room is centered around an open fireplace. The kitchen/dining room is L-shaped and enjoys a triple aspect, again with a spectacular outlook across the Tamar Valley. The kitchen itself

is equipped with an excellent range of cupboards and cabinets with granite worktops which incorporate a Franke stainless steel sink and a NEFF 4-ring gas hob with extractor over. There is also an integrated fridge and freezer, an eye-level NEFF double oven, a solid timber breakfast bar with drawers beneath, a solid timber dressing unit to one side and a brickwork former fireplace now serving as a wine rack.

#### OUTSIDE

The house is approached over a gated drive to a carport where there is ample parking for several vehicles. The property's gardens are undoubtedly its highlight, having been carefully and thoughtfully planted and landscaped by our client during his ownership, tending more towards re-wilding in recent years. There are areas of well-kept lawn and patio, in addition to sizable ornamental and productive kitchen gardens, also featuring three large polytunnels, two greenhouses and a large ornamental pond. Broadly, the gardens include an exceptional level of variety and are awash with colour throughout the year. They are planted with a range of shrubs and flowering plants interspersed with various specimen trees all of which make this a gardener's paradise and a haven for wildlife, which should appeal to those with an affinity for the natural environment and keen horticulturists. At the top of the garden is a timber summerhouse with power connected, where one can take in the wonderful views and beautiful surroundings, there is also access to a small arboretum.

#### LAND AND STABLES

Set just above the house is a blockwork stable block on a concrete base which is comprised of two loose boxes, a tack room and a third box currently serving as a tool and machinery shed, all with power and lighting connected. Beyond the garden is an enclosed paddock with separate gated access to the village lane. There is also gated access out from the stable yard.

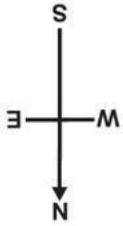
#### SERVICES

Mains water, electricity and drainage are connected with oil-fired central heating throughout. There are 12 photovoltaic panels and 2 solar thermal panels feeding into the electricity and hot water supply, benefiting from a feed-in tariff that generates approx. £1,200 - £1,500 per annum. Superfast broadband is available, mobile voice/data is available with EE (may vary with other suppliers. Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

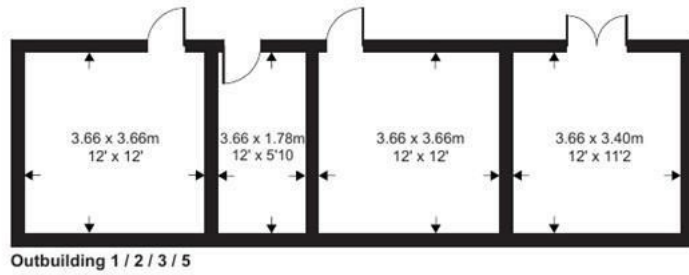
#### AGENT'S NOTE

The property is located in an area well-known for its historic metalliferous mining activity. There are no known mine workings or features affecting the property itself.

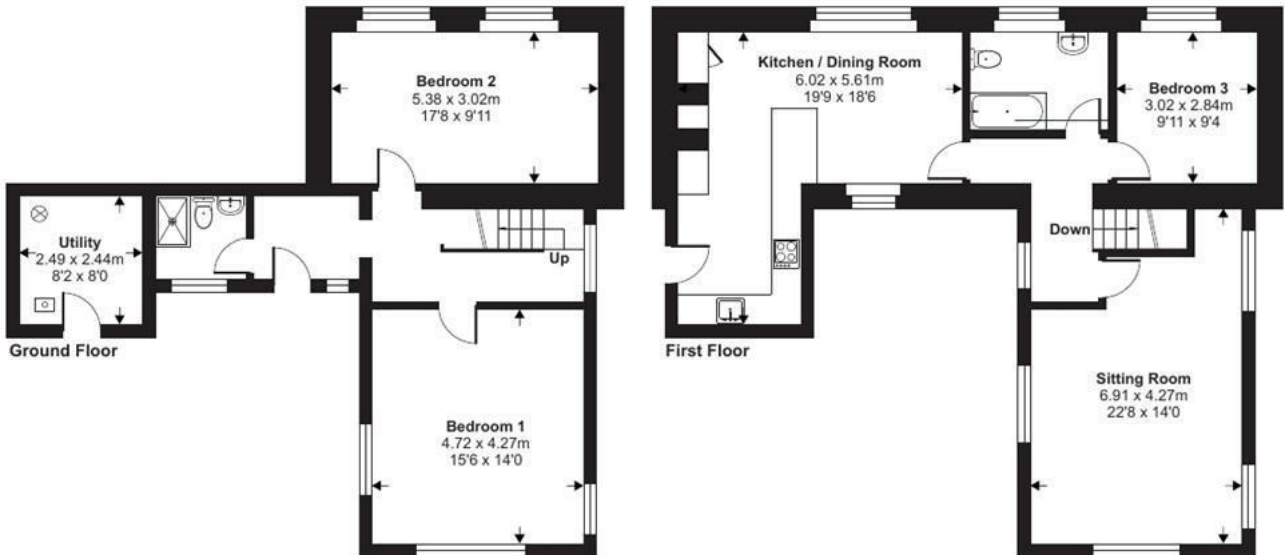




Approximate Area = 1384 sq ft / 128.5 sq m  
 Outbuilding = 561 sq ft / 52.1 sq m  
 Total = 1945 sq ft / 180.6 sq m  
 For identification only - Not to scale



Outbuilding 1 / 2 / 3 / 5



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1114907

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	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		71	47

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