



The Beeches





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Chilsworthy, Cornwall, PL18 9PB

Train Station/Shop 1.5 miles • Callington 4 miles • Tavistock  
5.5 miles • Dartmoor 6.5 miles • Plymouth 18.5 miles

An individual and versatile 3-bedroom house with excellent potential, sitting amongst exceptional, 1-acre gardens, overlooking the Tamar Valley. Paddock of 1.64 acres available separately.

- Versatile 3-Bedroom House
- Incredible 1-acre Gardens
- Vegetable Beds and Polytunnels
- Wildlife Pond and Greenhouses
- Summer House and Stable
- 1.64-acre Paddock Available
- Spectacular Tamar Valley Views
- No Onward Chain
- Freehold
- Council Tax Band: F

## Guide Price £525,000

### SITUATION

This appealing property is located in an elevated position on the edge of Chilsworthy, 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 house and gardens enjoy 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, with no onward chain, this individual detached house offers a perfect opportunity to live the good life. The house itself is characterful and now in need of some general modernisation but offers extensive potential for remodelling and extension, subject to any necessary consents.





The property's undoubted highlight is its breath-taking 1-acre gardens which have been crafted as a labour of love by the current owner into a plantsman's dream and a wonderful opportunity for those interested in wildlife and the natural environment, and those who might wish to establish a smallholding-type lifestyle. A paddock of 1.64 acres is available by separate negotiation (see our Location Plan).

### ACCOMMODATION

The property has a reverse-level layout to maximise the natural light and views from all of the principal rooms. In brief, the accommodation is comprised of: an entrance hallway; two large ground-floor double bedrooms; a ground-floor shower room; a third bedroom on the first floor; a family bathroom; a triple-aspect sitting room with an open fireplace, and; an L-shaped kitchen/dining room, which is equipped with an excellent range of cupboards and cabinets with granite worktops, a solid timber breakfast bar and a solid timber dressing unit. Fixtures and appliances include a Franke stainless steel sink, a NEFF 4-ring gas hob and eye-level double oven, plus an integrated fridge and freezer.

### OUTSIDE

A gated drive and carport provide parking for several vehicles. Set above the house, the property's extensive gardens are a horticulturist's paradise and a haven for wildlife. They have been carefully and thoughtfully planted with a range of specimen trees, shrubs and flowering plants, tending more towards re-wilding in recent years. Amongst the gardens are productive vegetable beds, three large polytunnels, two greenhouses, a sizeable wildlife pond, a small arboretum and a timber summerhouse with power, where one can take in the wonderful views and beautiful surroundings.

### ADDITIONAL PADDOCK

Set above the property's garden and amounting to 1.64 acres is an enclosed paddock with its own road access, available by separate negotiation.

### SERVICES

Mains water, electricity and drainage. Oil-fired central heating. 12x photovoltaic panels and 2x solar thermal panels with a feed-in tariff generating approx. £1,200 - £1,500 p/a. Superfast broadband is available. Limited mobile voice/data services are available with EE and O2. (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.

### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's agent, Stags. The What3words reference is [///circus.crackles.tilts](https://www.what3words.com/#!/en/0G9G-9R9G-9R9G). For detailed directions please contact the office.





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		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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