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4 Dingle Court



Fuel Station/Mini-supermarket 300 yards •  
Train Station 450 yards • Callington 4.5  
miles • Tavistock 5.5 miles • Dartmoor 6.5  
miles • Plymouth 19 miles • What3words  
///forced.next.motive. • For detailed  
directions please contact the office.

One of two newly built homes of over  
2,100sq.ft, with exceptionally strong eco-  
credentials and high-quality fixtures and  
finishes, located in a private cul-de-sac  
enjoying far-reaching valley views.

- One of a Pair of Newly Constructed Homes
- High-specification Eco-focussed Build
- Over 2,100sq.ft Internal Accommodation
- 4/5 Double Bedrooms, 4 Bathrooms
- High-quality Finishing and Detailing
- Flexible Living to Suit Any Lifestyle
- Garden, Garage and Parking
- Discreet Cul-de-Sac with Valley Views
- Freehold
- Council Tax TBC

£700,000

### SITUATION

These two new homes are discreetly located in a private cul-de-sac on the edge of Drakewalls, enjoying a good degree of peace and privacy, yet with the convenience of local amenities and facilities within walking distance, including a fuel station, mini-supermarket and train station. Occupying a slightly elevated position, some fine views of the Tamar Valley are on offer to the south of the houses, particularly from the first-floor rooms.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 25-minute journey). Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 20 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

### DESCRIPTION

This superb, newly built property has been designed with a range of high-specification modern comforts and extremely strong eco-credentials, with the result being a hugely appealing contemporary home complete to a standard approaching that of a Passivhaus. Deceptively and generously sized, at over 2,100 sq.ft, the house offers some very well-proportioned, bright and flexible living space that has been configured with the objective of providing a "home for life", with 4/5-double-bedroom, 4-bathroom accommodation suitable for couples, large and active families, and those downsizing or retiring. The house is complemented externally by a good-sized garden to the side and rear, plus a garage en bloc and two additional parking spaces.

### ACCOMMODATION

Of timber frame construction, the property's eco-features include: exceptional thermal insulation in the walls, floors and ceilings; a top-of-the-line Daikin air-source heat pump supplying 5-zoned underfloor heating; a rainwater harvesting system; high-quality, reflective composite double glazing, and; an app-controlled EV charging point. Additional high-specification and modern finishing touches include: quality carpeting and flooring, including Karndean floors in the kitchen and utility;

wide, solid timber doors to ensure inclusive accessibility; Bosch kitchen appliances, including a double oven and extractor with in-built Bluetooth speakers; stylish bathroom fixtures, including a stream-free mirror with Bluetooth-enabled built-in radio; a hardwired Local Area Network (LAN) data connection (to ensure consistent, reliable internet throughout the house) and provision for superfast broadband; hardwired HDMI and USB ports for modern media connections, and extensive power points.

On the ground floor are: an entrance hallway; a sizeable sitting room; a home office, cleverly designed to offer the option of a 5th or ground-floor bedroom; a magnificent kitchen/dining/family room with tri-fold doors to the rear; a dedicated utility, and; a ground-floor shower room with a Mira Decor electric shower. On the first floor are the four principal double bedrooms, two of which are served by en-suites and the two rear-facing both have Juliette balconies (structurally designed to able to be linked via a solid balcony), and the family bathroom complete with double-basin vanity unit, oval bath and a walk-in shower enclosure.

### OUTSIDE

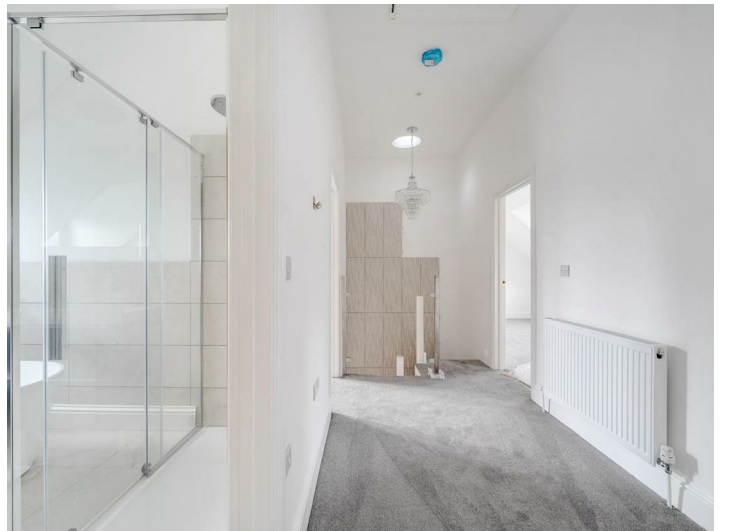
The house is approached over a tarmac drive where there is provision for two parking spaces. Additionally, the house will have one garage within the block serving the cul-de-sac, with power connected. The property's gardens are to the side and rear of the house and will be laid to lawn, enclosed by rendered blockwork walls and timber fencing, representing a blank canvas for the incoming owner.

### SERVICES

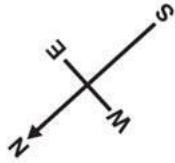
Mains water and electricity. Rainwater harvesting supplies the WCs. Zoned underfloor heating via an air-source heat pump. Private drainage via septic tank. Superfast broadband is available. Limited mobile voice/data service is available through the four major suppliers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

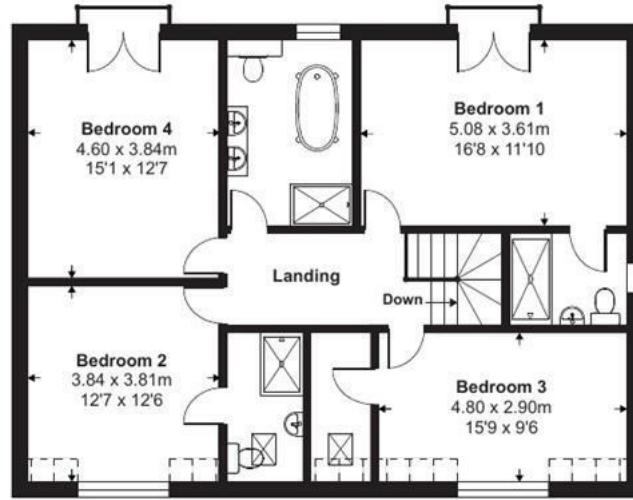
1. A 10-year build warranty will be provided by Stroma.
2. The property benefits from a right of access from the public highway across the existing driveway into Dingle Court.
3. Our clients intend to apply for planning for one further dwelling within the cul-de-sac, to be positioned alongside number 4. Please contact us for further details.
4. The property is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist within close proximity of the property itself.



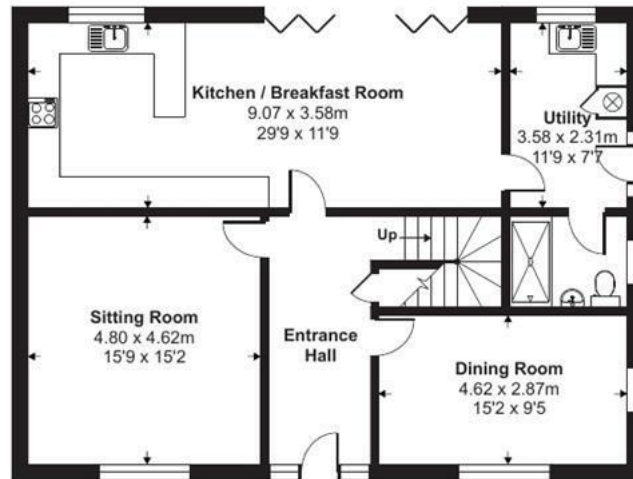
Approximate Area = 2121 sq ft / 197 sq m  
 Limited Use Area(s) = 29 sq ft / 2.7 sq m  
 Total = 2150 sq ft / 199.7 sq m  
 For identification only - Not to scale



Denotes restricted head height



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1147704

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
89-91	A		
81-88	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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