



1, Truscott





# 1, Truscott

Coxpark, Cornwall PL18 9BB

Gunnislake (Inc. Train Station) 2.7 miles • Callington 3.5 miles •  
Tavistock 7 miles • Dartmoor 8 miles • Plymouth 17.5 miles

A characterful 4-bedroom cottage, occupying a plot of 0.5 acre in a peaceful and picturesque semi-rural setting, with numerous outbuildings and large, mature gardens.

- Semi-detached, 4-bedroom Cottage
- Peaceful and Picturesque Setting
- Numerous Outbuildings
- Discreetly Set on a No-through Lane
- Freehold
- Character Features Throughout
- Sizeable Well-established Gardens
- Ample Parking, Garage, Workshop
- Added Benefit of 14x Solar Panels
- Council Tax Band: C

Guide Price £500,000

## 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 National Landscape, a World Heritage Site, which provides a verdant backdrop and should appeal strongly to those with an affinity for wildlife and the outdoors. There are numerous walks and trails within easy reach. Gunnislake, 2.5 miles away, provides a regular rail connection to Plymouth on the Tamar Valley Line. Tavistock is 7 miles away offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 17 miles to the south.

## DESCRIPTION

This characterful 4-bedroom, semi-detached home is nestled in a discreet, semi-rural setting, offering a perfect blend of charm and privacy. Accompanying the house are mature gardens featuring a variety of valuable and useful outbuildings, including a home office, studio, machinery and log stores, a garden room/potting shed, a sizeable workshop and garaging. An additional benefit, the home is equipped with 14 solar panels and a new inverter, significantly enhancing energy efficiency and reducing utility costs, making it an ideal home for those seeking both character and sustainability.





## ACCOMMODATION

The accommodation is accessed through a porch into the kitchen, with a spacious sitting/dining room, conservatory and WC beyond. The kitchen itself is equipped with locally handcrafted cupboards and cabinets providing abundant storage and worktop space, along with a Belfast sink, oil-fired Rayburn, an induction hob, integrated eye-level double oven, and space for a fridge-freezer and dishwasher. The principal reception room features solid oak flooring and an array of character features with the focal point being the exposed slate and stone fireplace, housing a wood-burning stove. Off the first-floor landing are three well-proportioned bedrooms and a spacious family bathroom. The second floor is a thoughtfully converted loft space, hosting a light-filled double bedroom with an en-suite cloakroom, plus a U-shaped landing area with eaves storage, which could easily serve as a study area.

## GARDENS AND OUTBUILDINGS

The house is accessed from a no-through lane along a private track leading to the parking area, flanked on one side by the beautiful gardens which feature mature shrubs, plants and fruit trees, along with a pond, raised beds, two greenhouses, a vegetable patch and two sheds. To the side of the track is a stone outbuilding consisting of a utility room with power and lighting, and two stores one with lighting, with a garden room/potting shed at the rear leading out to a pretty patio seating area. Additionally there is a solar panel which can heat water for the utility room if reconnected. Adjacent is a substantial building presently divided into a home office, a sizeable studio room and a large double garage, all of which have power and lighting. There is potential for making this a stand-alone residential unit, subject to any necessary planning consents. Across from the garage is a very large workshop/additional garaging, including power and lighting and a substantial workbench.

## SERVICES

Mains electricity. Metered mains water. Oil-fired central heating. Private drainage via a sewage treatment plant (shared with the neighbouring property). 14x PV panels on the highest feed-in tariff. Standard broadband is available. Limited mobile voice/data services via EE and Three (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENTS NOTES

1. The property owns the track leading to itself and its direct neighbour. The neighbour and one other property have a right of way over the track.
2. The property is in an area well-known for its historic metalliferous mining activity. No workings are known to exist within the property's boundaries.
3. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///growth.zest.certainly](https://www.what3words.com/#!/en-gb/@@@growth.zest.certainly)





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>			
(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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1428 sq ft / 132.6 sq m  
 Limited Use Area(s) = 89 sq ft / 8.2 sq m  
 Garage = 1460 sq ft / 135.6 sq m  
 Outbuildings = 471 sq ft / 43.7 sq m  
 Total = 3448 sq ft / 320.1 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

Garage 1

Outbuilding 1/3/4/5

Second Floor

First Floor

Garage 2 / Outbuilding 2

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1175717