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Tamar Barn

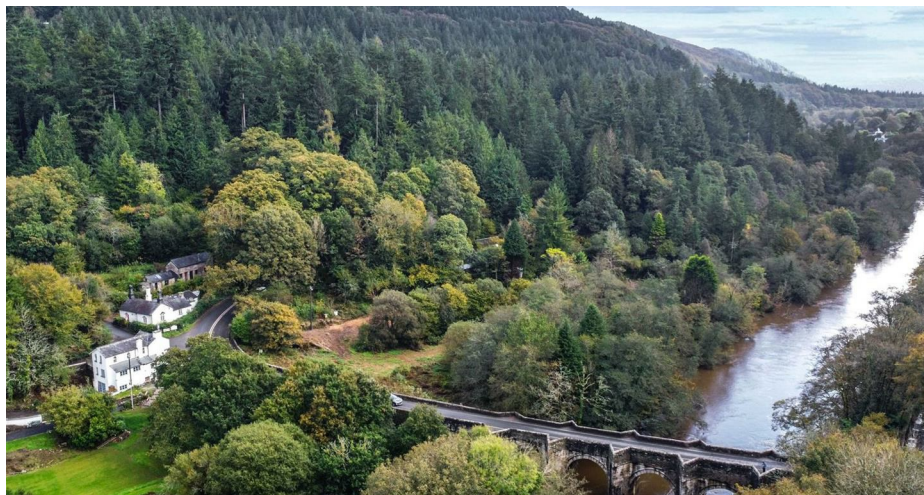


Gunnislake Centre 0.4 miles (Train Station 1 mile) • Tavistock Centre 4 miles • Dartmoor 4.8 miles • Plymouth 20.5 miles • The What3words reference is [///overt.brushing.zaps](#). • For detailed directions please contact the office.

**An attractive barn conversion with full residential consent, currently a lucrative holiday let, occupying large wooded grounds of over half an acre. Detached 3-bedroom cottage available separately.**

- Charming Chain-free Barn Conversion
- Full Residential Consent
- Sizeable Woodland Grounds
- Enclosed Lawn Garden
- Gated Parking Area
- Currently a Lucrative Holiday Let
- Second Dwelling Available Separately
- Picturesque Valley Setting
- Freehold
- Rateable Value £2,400

**Guide Price £400,000**



### SITUATION

This charming cottage is located in Gulworthy on the Devon/Cornwall border, overlooking the river Tamar and the historic, 16th-century Gunnislake Bridge. Set amongst the lush woodland of the Tamar Valley National Landscape (formerly AONB), there are numerous woodland walks and trails available from the doorstep and in close proximity. Gulworthy also forms part of the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site. The area offers a very quaint and peaceful, semi-rural lifestyle in some extremely picturesque, verdant surroundings which are home to an abundance of wildlife.

A short distance away, in Gunnislake, there are local amenities including an Asda mini-market and fuel station, post office, doctor's surgery and local Pub, with the village additionally benefiting from its own railway station, providing a direct, 25-minute service to Plymouth. Tavistock, 4 miles to the east, is a thriving market town in West Devon, rich in history and tradition dating 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. The maritime city of Plymouth is located around 20 miles to the south.

### DESCRIPTION

This charming, 2-bedroom, 2-bathroom barn conversion was converted circa 2017 and has an attractive aesthetic of stone and masonry, finished internally with character elements including exposed stone walls, exposed timbers, ledged and braced doors, and timber flooring. The ground floor accommodation includes a warm and comfortable sitting room centered around a log-burning stove, a bright, vaulted kitchen/dining room, and a well-appointed bathroom with a rain-style shower over the bath. On the first floor are two double bedrooms with vaulted ceilings and fitted wardrobes, plus a wet room.

Whilst it has full residential consent, the barn is currently holiday let through Sykes, with good

success. In 2024, the property has been rated by them as being in the top 4% for income, of similar properties in the area. An occupancy rate of 72% has been achieved (as of mid-November). The barn is rated as 4 stars so greater income potential could be possible with an improved rating. Further details of the income can be supplied to interested parties following a viewing.

Adjacent to the barn is a detached 3-bedroom cottage with unrestricted residential consent, which is also owned by our clients and available for purchase (advertised under a separate listing with a Guide Price of £275,000). Our clients would consider selling the two properties individually or as a pair in a single transaction. Please contact us for further details. Both properties are available with no onward chain.

### OUTSIDE

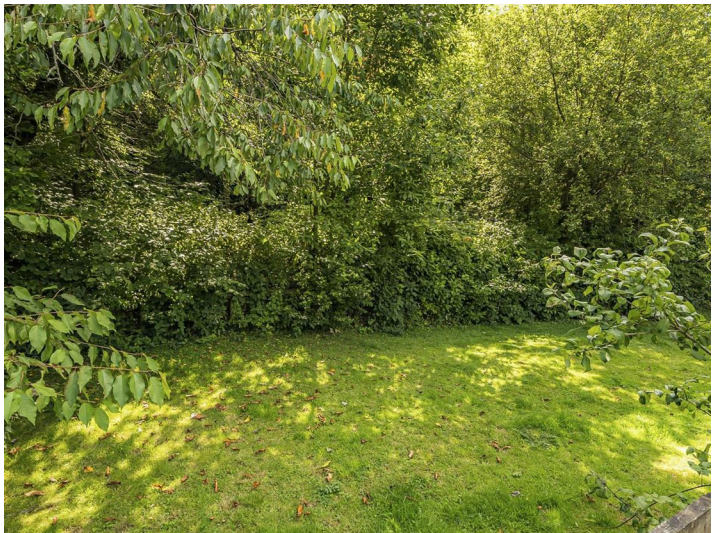
The property sits within grounds extending to over half an acre. The barn is served by its own enclosed garden which has been used by the holiday letting guests, including a raised decking and hot tub. The hugely pretty, woodland garden beyond contains a timber summerhouse in need of attention and improvement, set on a large timber deck. To the front of the barn is a sizeable gated drive with lockable bike and machinery stores, where there is vehicular access into the woodland.

### SERVICES

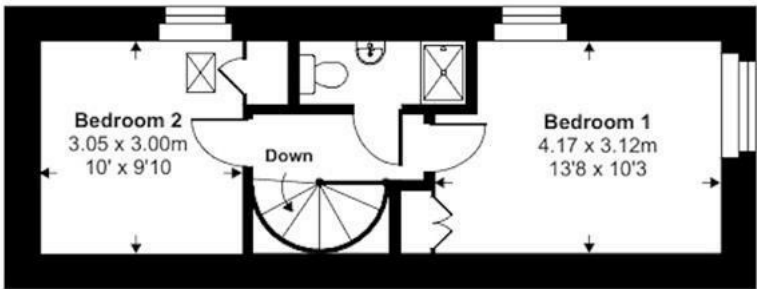
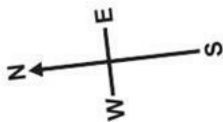
Mains water, gas and electricity are connected. Private drainage via septic tank (condition and compliance with current regulations unknown). Superfast broadband is available. Limited mobile voice/data services are available with Three, O2 and Vodafone (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

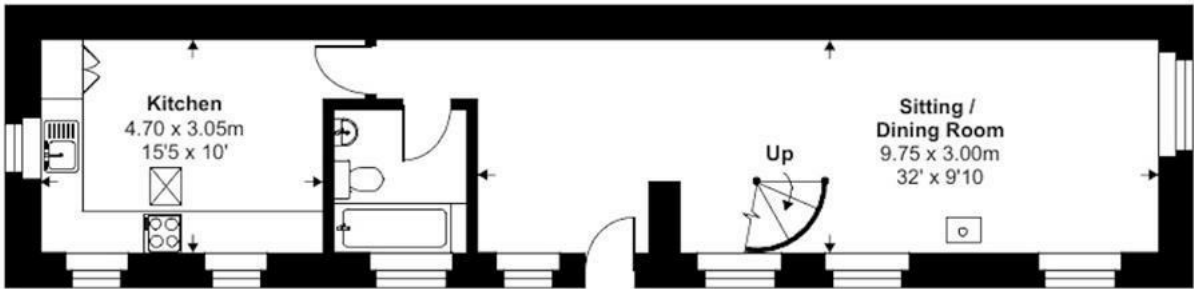
1. The barn's Rateable Value is £2,400 (small business rate relief may apply).
2. The property is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist within the property's boundaries.



Tamar Barn = 874 sq ft / 81.1 sq m  
For identification only - Not to scale



Tamar Barn -  
First Floor



Tamar Barn -  
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1147231

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		68	68
EU Directive 2002/91/EC			

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