



Tamar Valley Cottage and Tamar Barn



Tamar Valley Cottage

Gulworthy, Tavistock, Devon, PL19 8JG

Gunnislake Centre 0.4 miles (Train Station 1 mile) • Tavistock Centre 4 miles • Dartmoor 4.8 miles • Plymouth 20.5 miles

Two unrestricted character dwellings amongst 0.94 acres of pretty, wooded grounds, offering various lifestyle options including lucrative income opportunities. Available as a pair or individually.

- Superbly Flexible Residence
- One a Lucrative Holiday Let
- Wooded Grounds of 0.94 Acres
- Picturesque Valley Setting
- Freehold
- Two Unrestricted Dwellings
- Perfect for Two-family Occupancy
- Ample Off-road Parking
- No Onward Chain
- Council Tax Band: C

Guide Price £675,000

SITUATION

This charming property 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.

Gunnislake provides excellent local amenities including an Asda mini-supermarket and fuel station, post office, doctor's surgery and local Pub, with the village additionally benefiting from its own direct, 25-minute rail service to Plymouth.

Tavistock, 4 miles to the east, is a thriving market town in West Devon offering 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

Occupying a beautiful, wooded plot amounting to almost an acre (see our Location Plan), this remarkably versatile property comprises a detached 3-bedroom cottage and a further 2-bedroom barn conversion, currently a successful and lucrative holiday let.



With both dwellings having no restrictions on occupancy, the site offers maximum flexibility and could be utilised as a home-and-income lifestyle opportunity or as a home for two-family/multi-generational occupancy, or both dwellings could be let either on a residential or holiday basis, to double the income potential. Our clients would also consider selling the two dwellings individually. Both dwellings benefit from ample off-road parking and the beautiful grounds, comprising wild and lawn gardens, paved and patio seating areas, and an extensive area of private woodland.

THE COTTAGE

The 3-bedroom cottage is a Grade II listed, single-storey dwelling believed to have originally been associated with the neighbouring toll house over Gunnislake Bridge. It is in need of a reasonable degree of refurbishment and modernisation although contains various characterful details which include timber, slate and mosaic-tiled flooring, bespoke hardwood gothic arch windows with ledged and braced shutters, vaulted ceilings with exposed A-frame and ceiling timbers, interesting fireplaces, exposed granite and stonework, and solid timber ledged and braced doors.

Outside, there is a driveway for two vehicles in addition to separate vehicular access into the woodland grounds which could facilitate extensive further parking with some clearance. Opposite the cottage is a further area of wild garden containing a timber shed and apple trees which would lend itself to use as a vegetable patch or an allotment-style garden.

THE BARN

The 2-bedroom, 2-bathroom barn has an attractive aesthetic of stone and masonry, finished internally with character elements including exposed stone walls and timbers, ledged and braced doors, and timber flooring, with the ground floor accommodation including a warm and comfortable sitting room centered around a log-burning stove, and a bright, vaulted kitchen/dining room.

The barn is currently served by its own enclosed garden which has been used by the holiday letting guests, including a raised decking and hot tub. A sizeable gated drive with lockable bike and machinery stores provides ample parking space.

The barn is currently holiday let through Sykes and, 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.

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. Viewing is strictly by prior appointment with the vendors' agents, Stags. The What3words reference is [///crispier.purified.pies](https://www.what3words.com/?w3=///crispier.purified.pies). For detailed directions please contact the office.
2. The barn's Rateable Value is £2,400 (small business rate relief may apply).
3. 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.



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.

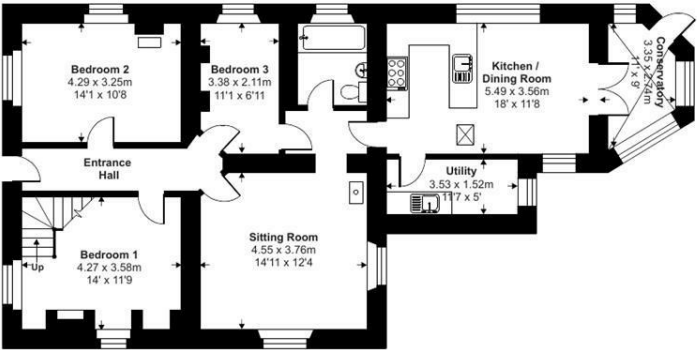
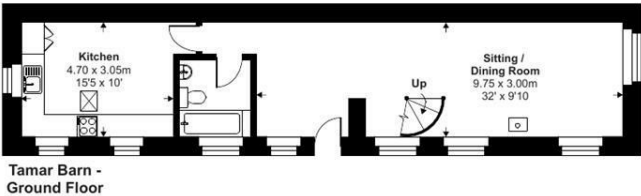
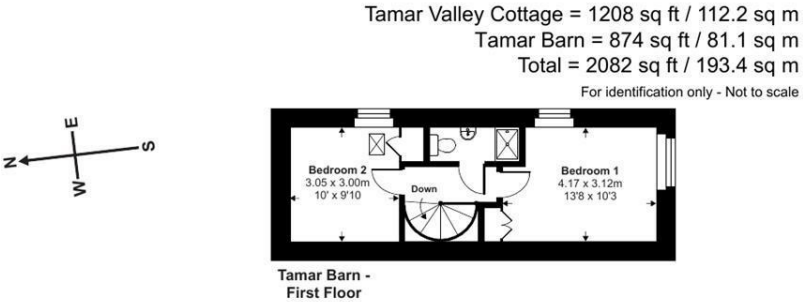


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	
England & Wales		EU Directive 2002/91/EC

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 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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