



Little Honeycombe



STAGS

Little Honeycombe

, Gunnislake, Cornwall, PL18 9DH

Village centre 350 Yards • Train Station 0.7 miles • Calstock 2.5 miles • Tavistock 4.5 miles • Callington 5 miles • Plymouth

An attractive stone cottage located in the picturesque Tamar Valley, complete with beautiful, varied gardens, a detached studio/home office and superb views.

- Wonderfully Presented Stone Cottage
- Beautifully Arranged, South-facing Gardens
- Orchard and Wildlife Ponds
- Detached Stone Studio/Home Office
- Hugely Picturesque Surroundings
- Spectacular Valley Views
- Discreet Position Close to Amenities
- Newly Built Garage and Parking
- Freehold
- Council Tax Band: E

Guide Price £485,000

SITUATION

This charming cottage is located in a discreet and picturesque setting within Gunnislake, in the beautiful Tamar Valley, and enjoys a wonderful, year-round outlook from almost all of the principal rooms. The village's amenities, including a shop and two pubs, are within walking distance and a scenic footpath along the Tamar riverbank is accessible within a few hundred yards. Gunnislake is positioned on the Cornwall/Devon border, in the heart of the Tamar Valley, a designated National Landscape (formerly AONB). The area is popular for walking, riding and cycling, whilst also being within extremely easy reach of Tavistock and its many facilities. Gunnislake itself provides an Asda mini supermarket and fuel station, post office, doctor's surgery and local Pub, with the village also benefiting from its own railway station, providing a direct service to Plymouth, and good bus transportation links.

DESCRIPTION

This detached stone cottage, believed to be Georgian in origin, features some extremely attractive and versatile accommodation comprising four bedrooms and three reception rooms, offering character, warmth and comfort in equal measure. Externally, the cottage is complemented by some wonderfully colourful and thoughtfully structured gardens which should provide interest and enjoyment for the keen horticulturalist, whilst also creating a picturesque, natural backdrop for the cottage and acting as a magnet for local wildlife. The cottage is tucked into a sheltered, private position within the village, from where some spectacular views along the Tamar Valley can be enjoyed. Finally, the cottage is complete with several useful outbuildings, including a stone studio/home office and a newly built timber garage, and off-road parking.



ACCOMMODATION

This characterful cottage has retained various traditional details and features including flagstone floors, original inglenook fireplaces with cloam ovens, beamed ceilings and exposed timber work, whilst benefitting from a good degree of modern comfort. At the front, a porch/garden room provides access and enjoys a view over the property's gardens. There is a cloakroom located to one side and an internal door to the dining room, which is an attractive room with exposed floorboards and a substantial fireplace housing a multi-fuel stove on a quarry-tiled hearth. Off to one side is a bright and open sitting room with stylish worktops over. The kitchen incorporates an integrated AEG dishwasher and a 1.5-bowl composite sink, with space beneath the counter for a washer/dryer and a freestanding Belling range-style cooker with gas-fired hob, electric oven and a stainless-steel exactor hood over. Steps lead down from the kitchen to a beautiful breakfast room which currently serves as a workspace/studio but could easily function as a garden room, it has a newly installed multi-fuel burner and doors leading out to the side garden. Stairs rise from the dining room to the first-floor landing where there are doors leading to the four bedrooms, all of which enjoy an attractive outlook of the garden or Tamar Valley, and the family bathroom. The principal bedroom is a good size double with an outlook over the front garden. The fourth bedroom is currently utilised as a dressing room and could also serve as a home office or hobbies room. The family bathroom is complete with an attractive 4-piece suite, with high-quality sanitaryware including a freestanding, deep clawfoot bath with shower attachment over, and a separate double-width shower enclosure with a rain-style shower head. Across the landing is an airing cupboard and a useful alcove to one side, currently used as a study area.

OUTSIDE

The property's breathtaking, south-facing gardens are an undoubted highlight, surrounding the cottage on three sides and providing several areas of interest. The garden features outbuildings including a stone-built studio with power and lighting, two timber sheds, a new timber garage and two log stores. The front garden is laid partly to lawn with a wonderful selection of hugely colourful beds and borders all enclosed with a mixture of natural stone walling and timber fencing. There is an orchard to one side, comprising three apples, two pears and one cherry tree, in addition to a variety of other trees and shrubs. Also located around the gardens are two ponds, a pretty seating area and a greenhouse. There is off-road parking for two vehicles adjacent to the garage.

SERVICES

Mains gas, electricity, water and drainage are connected, with a gas-fired combi boiler providing central heating throughout the property. Superfast broadband is available and voice/data mobile service is available through all four major suppliers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

The Tamar Valley is well-known for its history of metalliferous mining activity. There are no known mine workings or features affecting this property. Our clients' mining search from 2020 shows there not to be any workings beneath the property.



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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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