



Kingswood House



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Sand Hill, Gunnislake, Cornwall, PL18 9DR

Fuel Station/Shop/Train Station 0.5 miles • Tavistock 4.5 miles
• Callington 5 miles • Dartmoor 5.5 miles • Plymouth 19.5 miles

A beautifully detailed former mine captain's smallholding in incredible wooded and walled grounds of 2.7 acres, containing coach house ruins with lapsed consent for conversion into a dwelling.

- Exceptional Victorian Residence
- Incredible Period Detailing
- 5 Bedrooms, 3 Receptions
- Extensive Gardens and Grounds
- Remains of Coach House and Stables
- Potential for Development (STP)
- Superb Tamar Valley Views
- Close to Local Amenities
- Freehold
- Council Tax Band: F

Guide Price £825,000

SITUATION

This superb home is discreetly positioned within the village of Gunnislake, close to local amenities and transport links, and enjoys incredible, far-reaching views down the Tamar Valley from most of the principal rooms. The house sits within mature grounds amounting to 2.7 acres in all, affording the property much privacy and shelter, whilst being within walking distance of local amenities and the river Tamar itself. Gunnislake is located in the heart of the Tamar Valley, a designated National Landscape (formerly AONB) and part of a UNESCO World Heritage Site. Within the village are an Asda mini-supermarket and fuel station, post office, doctor's surgery and local pubs, plus a railway station providing a regular, 25-minute service into Plymouth. The area is popular for walking, riding and cycling, whilst also being within extremely easy reach of Tavistock and its superb range of facilities.

DESCRIPTION

This hugely impressive and superbly proportioned, former mine captain's smallholding and market garden is offered for sale, with no chain, for the first time in over 60 years. The house itself is filled with an incredible level of character and detailing including extensive moulded plasterwork, ornate coving, ceiling roses, numerous fireplaces, traditional architraves, decoratively panelled doors with brass plating, picture and dado rails, sash windows and some working shutters, flagstone slate flooring, and a beautiful turning staircase with twisted balustrades.



Externally, there are sizeable terraced grounds of 2.7 acres - now in need of some overhaul - which feature a walled former kitchen garden and the remains of a coach house and stables with lapsed consent for conversion into a dwelling.

ACCOMMODATION

The accommodation is comprised of: a tiled entrance vestibule; a central reception hall; a bay-fronted sitting room centered around a marble fireplace; a matching, bay-fronted dining room with a black marble fireplace; a versatile snug/study; the kitchen/breakfast room, equipped with a good range of cupboards and cabinets, an integrated NEFF dishwasher and microwave, and a Rangemaster Professional+ cooker with 5-ring burner and double oven; a dedicated utility room; a rear porch; a modern ground-floor shower room; a 3-room cellar with separate external access; a standalone bathroom; five first-floor bedrooms, including four large doubles, and; an ancillary room off one of the rear double bedrooms, which could be adapted as an en-suite, dressing room or study.

OUTSIDE

A stone-pillared, gated entrance reveals a sweeping, gravelled drive. The 2.7 acres of grounds are principally terraced, set out below the house, and planted with an array of mature specimen shrubs and trees which have been allowed to become overgrown in recent years. Below the drive is a sizeable, wall-enclosed former kitchen garden where there is a greenhouse and brick-built stores. The gardens have undoubted potential for large and active families, and those with an interest in horticulture or wildlife. There is a large coal store/outbuilding space to the rear of the house and access in the southeastern corner of the site onto Calstock Road.

Located in the southwestern corner of the site, planning was granted in 2007, under Cornwall Council ref: E2/07/00979/FUL, for the conversion of the property's former coach house and stables into a dwelling. Whilst this has lapsed, a buyer may wish to investigate renewing the consent.

SERVICES

Mains water, gas and electricity. Drainage is believed to be a brick cesspit, condition and compliance with regulations unknown. 10x solar thermal panels. Superfast broadband is available. Mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The Tamar Valley is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.
2. Planning for residential development has previously been applied for, unsuccessfully, on the lower part of the property's gardens, fronting Calstock Road. However, the vendors intend to include an Overage provision within the sale, the terms of which are TBC/subject to negotiation. Any Overage would not apply to the coach house and stables.



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.

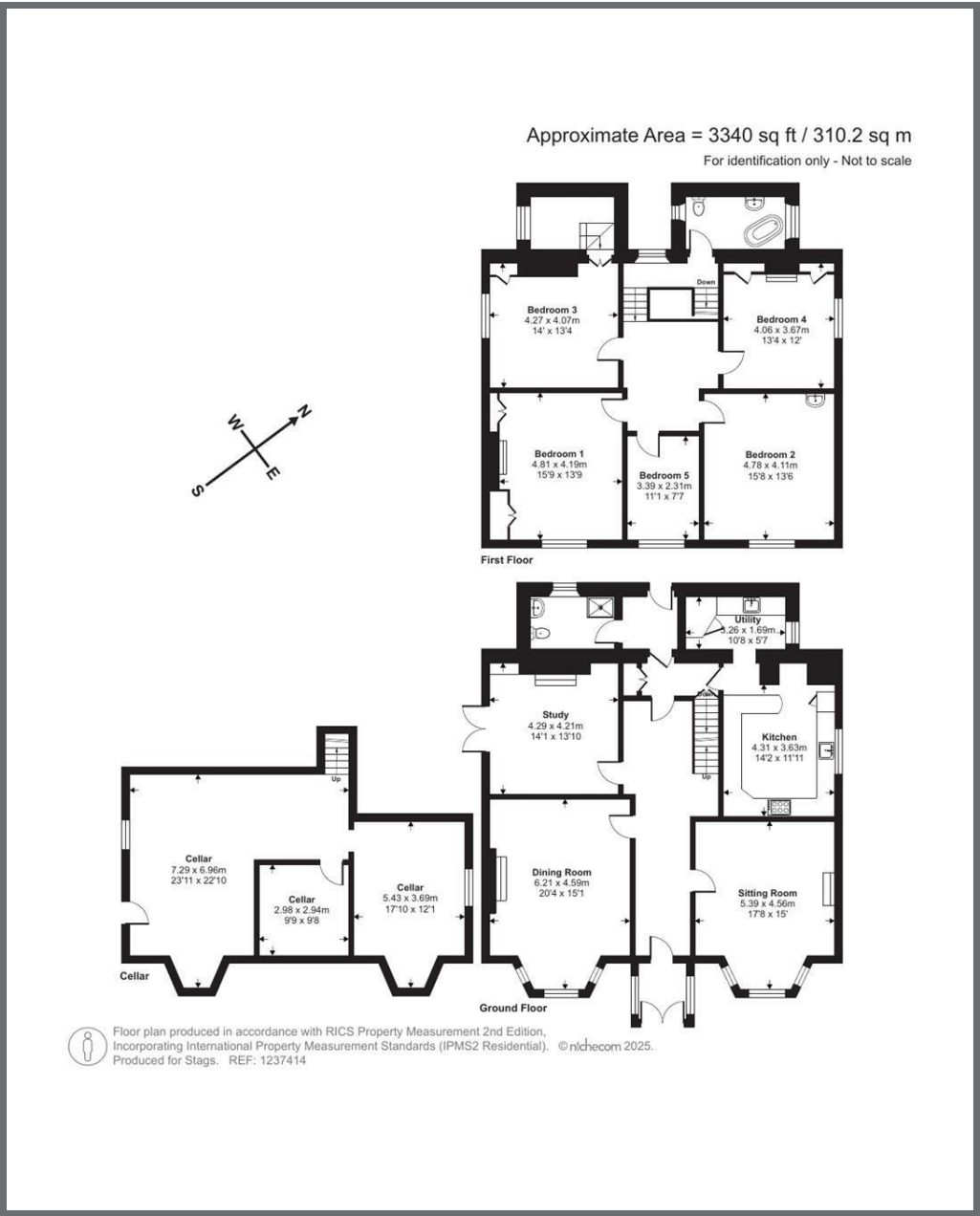


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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