



Pennyhill



STAGS

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Calstock Road, Gunnislake, Cornwall, PL18 9BX

Fuel Station/Shop/Train Station 1.2 miles • Tavistock 5 miles •
Callington 5.5 miles • Dartmoor 6.5 miles • Plymouth 20 miles

A comfortable and characterful cottage within 5.28 acres of gardens, grounds and woodland, with a range of outbuildings and breath-taking views of the Tamar Valley in every direction.

- Beautifully Located Cottage
- Exceptional 5.28-acre Grounds
- Extensive Woodland
- Spectacular Tamar Valley Views
- Freehold
- 4 Bedrooms, 3 Receptions
- Colourful, Varied Gardens
- Several Versatile Outbuildings
- Close to Local Amenities
- Council Tax Band: F

Guide Price £650,000

SITUATION

This beautiful cottage is situated in a remarkably picturesque wooded setting in the very heart of the Tamar Valley National Landscape (formerly AONB) yet within proximity of nearby amenities and facilities. The property enjoys considerable privacy and shelter, with spectacular views, especially to the south and east. The property's position makes it a haven for wildlife and should appeal strongly to those interested in the natural environment and lovers of the outdoors.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 45-minute journey). Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 20 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

Set amongst idyllic surroundings, this charming period home is accompanied by incredible, varied grounds amounting to 5.28 acres and serviced by a range of outbuildings.



The cottage itself has been extended to provide four bedrooms and three receptions, resulting in a good level of versatility and offering warmth, character and comfort in equal measure. Externally, the breathtaking gardens are the undoubted highlight, having been carefully thought-out and well-maintained by our clients over their 20-year ownership, and carrying strong appeal to keen horticulturists and those seeking to establish a smallholding-type lifestyle.

ACCOMMODATION

The property's characterful interior is briefly comprised as follows: a side porch/utility room; a cloakroom; a bright, dual-aspect kitchen/breakfast room, equipped with a very good range of cupboards and cabinets plus a substantial oil-fired Aga with three ovens, three hotplates and a warming drawer; a sitting room centered around an impressive stone fireplace housing a log burning stove; a separate dining room with matching former fireplace; a rear hallway; a versatile study/office; a garden room; four first-floor bedrooms, of which three are good-size doubles, and one is served by an en-suite bathroom, and; a standalone shower room.

The sitting, dining and garden rooms, kitchen and three double bedrooms, in particular, enjoy the incredible, picturesque views of the Tamar Valley.

OUTSIDE

The wonderful, varied gardens offer a mix of areas to cater for different interests, including lawns, colourful borders and an extensive area of woodland. Specimen trees and shrubs include Acers, Ginkgo Biloba, Black Walnut, Dogwood, Cherry Trees, Monkey Puzzle, Chusan Palm, Camellias and Wisterias, plus an apple orchard and several soft fruit varieties. The outbuildings include a summerhouse with a timber deck and pergola, tool and machinery sheds, a substantial polytunnel, log stores, a sizeable double carport and a covered implement store. Additionally, there is a former chicken run and a timber building suitable for small domestic livestock, currently a log store. Throughout the grounds, there are trails and stepped pathways leading into the woods and to several vantage points from which to take in the spectacular scenery.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating throughout. Standard broadband is available. Mobile voice/data services are available via all fur 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 activity. There are no known mine workings or features affecting this property.
2. We understand that the cottage contains some asbestos panelling, please contact us for further details.



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.

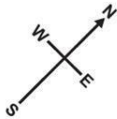


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		37
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

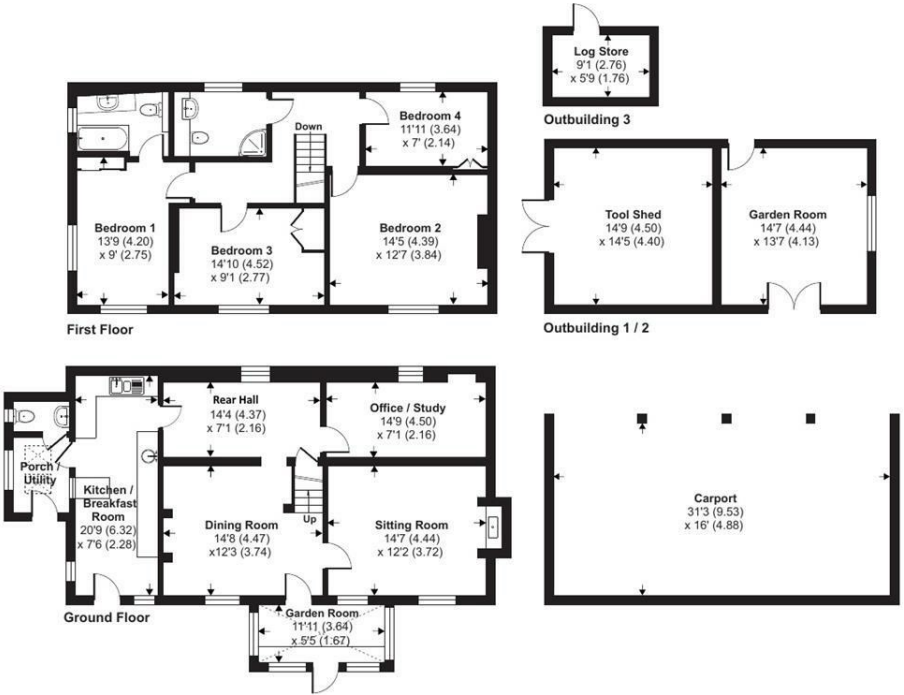
Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



Approximate Area = 1699 sq ft / 157.8 sq m (excludes carport)
Outbuildings = 464 sq ft / 43.1 sq m
Total = 2163 sq ft / 200.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags, REF: 1145868