



Tamarisk



# Tamarisk

Burraton, St Dominick, Cornwall, PL12 6ST

St Mellion Golf Club 2.5 miles • 3.5 miles • Callington 4 miles •  
Tavistock Centre 8.5 miles • Plymouth City Centre 13.5 miles

A hugely impressive and extremely versatile home in a superb, south-facing plot of 0.41 acres, benefitting from extensive gardens, integral double garage and incredible far-reaching views.

- South-facing Detached House
- Bright and Well-proportioned
- Large Drive, Double Garage
- Live Planning to Extend
- Freehold
- Up to Five Double Bedrooms
- Wonderful 0.41-acre Plot
- Superb Far-reaching Views
- Sought-after Country Location
- Council Tax Band: E

Guide Price £750,000

## SITUATION

This appealing and versatile home is situated in an elevated yet private, south-facing position on the edge of the small village of Burraton, enjoying some spectacular views of surrounding countryside towards the Tamar estuary.

Burraton is a settlement in the picturesque countryside of East Cornwall, not far from the larger village of St Dominick where there is a primary school, parish hall and the popular pub, the Who'd Have Thought it Inn. Access to the river Tamar is available nearby, both at Calstock and Cargreen, and there are extensive opportunities in the local area for exploring the region's rich heritage, including the National Trust's notable Cotehele House and Estate. Both St Mellion Estate, with its championship golf courses and other leisure facilities, and the 180-acre China Fleet Country Club, are within easy reach. The desirable market town of Tavistock is 8.5 miles to the northeast and the maritime city of Plymouth, including its schooling options, is within commutable distance to the southwest.

## DESCRIPTION

This substantial home of over 2,000sq.ft was built, we understand, in 1997 and, having since been extended into the loft, now provides some extremely bright and well-proportioned accommodation offering excellent flexibility, with up to five double bedrooms and three bathrooms in all.



Sitting within a wonderful, south-facing plot of 0.41 acres, the house is complete with beautifully maintained gardens, a large gated drive and double garage with internal access to the house. Finally, in addition to various improvements made during their ownership, including updating of the kitchen and bathrooms, new carpets and flooring, the electric gates, EV charging point, new boiler, oil tank and consumer unit, our clients have also obtained planning consent to extend the front sitting room so as to maximise the southerly views.

### ACCOMMODATION

The living accommodation is briefly comprised as follows: a spacious entrance hallway with internal access from the double garage; a dual-aspect sitting room centered around an open fireplace and with patio doors out to a south-facing sun terrace; a contemporary kitchen with composite worktops and integrated appliances including a Beko double oven, full-height fridge and separate full-height freezer, Russell Hobbs microwave, NEFF dishwasher, Zanussi 4-ring induction hob and extractor; an open-plan dining area with patio doors out to the garden; a dedicated utility room; a ground floor bedroom serving as a home office, which takes full advantage of the breath-taking views; a standalone ground floor shower room with a multi-function shower; the wonderful large master suite with a dressing area, large fitted wardrobes and en-suite shower room, also positioned to maximise the panoramic views; two further double bedrooms; a standalone bathroom with a corner shower enclosure and a step-in accessible jacuzzi bath, and; the converted loft which can function as a large double bedroom or for various other ancillary purposes, such as a hobbies or games room.

### OUTSIDE

A sizeable, electric-gated driveway provides parking for numerous vehicles and leads to the integral double garage which has remote-controlled access, power, lighting, water and an EV charging point. The property's gardens wrap around the house on all sides, being principally laid to lawn and with colourful planted borders. To the front is a large sun terrace, positioned to take full advantage of the views. The rear garden features a small orchard, a timber pergola, a tool shed, a separate machinery shed and an external dog shower. Overall, the gardens are a superb open space which provide plenty of opportunity for active families and keen horticulturists alike.

### SERVICES

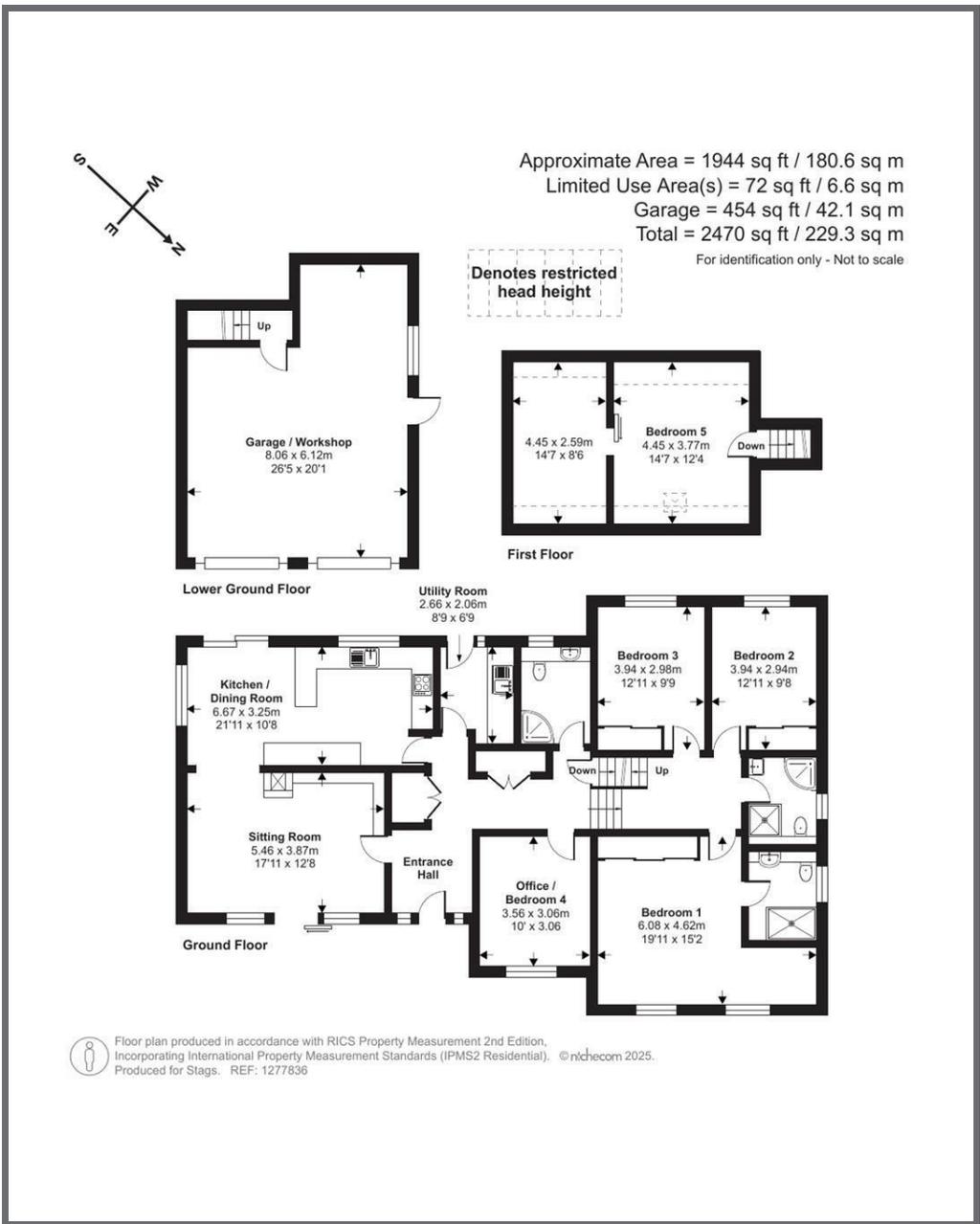
Mains water, electricity and drainage. Oil-fired central heating throughout. Superfast broadband is available and limited mobile voice/data services are available from all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTE - PLANNING

Cornwall Council granted planning consent under application reference PA24/00040, dated 26/02/2024, for a front extension to the property. Please contact Stags 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	