



The Old Watermill



The Old Watermill

Latchley, Cornwall, PL18 9AX

Train Station, Fuel Station/Shop 2.5 miles • Tavistock 6.5 miles
• Dartmoor 7.5 miles • Callington 4.5 miles • Plymouth 19 miles

A versatile smallholding of 6.47 acres on the site of a former watermill, comprising a unique 3-bedroom dwelling, stream-bordered gardens, paddocks, native woodland and a substantial barn.

- Unique 3-bedroom Home
- Bright and Impressive Interior
- Gardens and 1.72-acre Field
- Substantial Steel-framed Barn
- Freehold
- Site of Former Watermill
- Wonderful Varied Grounds
- Woodland, Stream, Orchard
- Quiet and Private Setting
- Council Tax Band: E

Guide Price £725,000

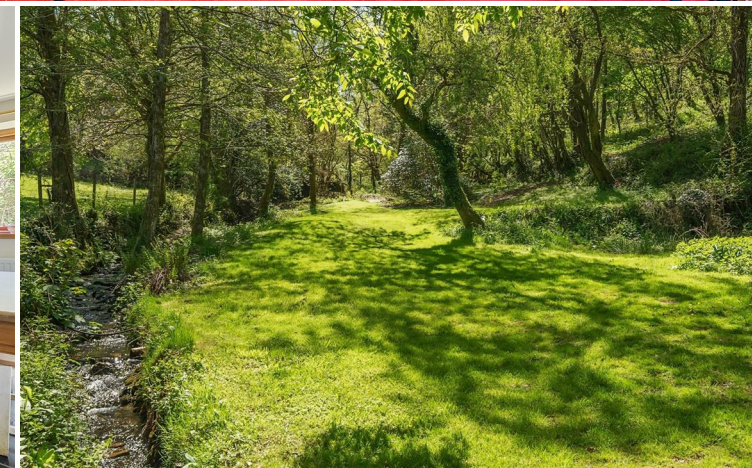
SITUATION

Set amongst the verdant surroundings of the Tamar Valley National Landscape (formerly AONB), this appealing home is tucked into a private and picturesque setting at the end of a private drive, enjoying considerable peace and shelter. The unspoilt village of Latchley enjoys a vibrant community environment and benefits from an absence of through traffic, as well as access to the river Tamar itself and many beautiful woodland walks and trails nearby.

Only two miles away, the village of Gunnislake offers 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 35-minute journey). Tavistock, 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

Offering a wonderful, outdoors-oriented lifestyle, this charming village smallholding has been a cherished family home to our clients for over 27 years. Of some historical interest, it is understood that the site originally housed a water mill with origins dating to the 17th Century, which was then subject to restoration and extension during the mid-1990s and early 2000s to create the unique character home that exists today.



Setting this property apart are its extensive grounds, 6.47 acres in all, which comprise attractive stream-bordered gardens, a small orchard, a chicken run, paddocks, and a considerable area of private woodland offering a remarkable opportunity for those wishing to keep livestock or grow produce, raise a family in the great outdoors or simply live the good life. Finally, there is a 43'x43' steel-framed barn which could provide stabling or workshop space, or serve various other purposes, subject to any necessary consents.

ACCOMMODATION

The layout of the house is arranged in a split-level fashion, and there is warmth, comfort and character throughout, including exposed stonework, A-frames and structural timbers, and timber and slate flooring. The accommodation is comprised as follows: a side entrance porch; an enormous, triple-aspect statement reception room centred around a stone fireplace housing a log burning stove, with patio doors to the garden; a separate, dual-aspect dining room containing an electric Aga set into an attractive brick and stone fireplace; the kitchen, which is equipped with an excellent range of tasteful cupboards and cabinets, with integrated appliances including a Bosch electric hob, dishwasher and full-height fridge-freezer, plus a Zanussi oven and grill; three bedrooms off the first-floor landing, of which two are good sized doubles and one is served by a fully tiled en-suite shower room, and; a traditional 3piece family bathroom.

OUTSIDE

Directly outside the living room is a paved patio and some attractive lawn gardens featuring mature acers and a beautiful crab apple tree, with a pretty stream border providing a wonderful sense of tranquillity. Across from the house is a small orchard, featuring seven Tamar Valley variety mature apple trees and a pear tree, and a further enclosed garden - formerly a chicken run - housing a blockwork workshop and a chicken coop. Wrapping around these areas is a 1.72-acre field providing ideal accommodation land for horses or other domestic livestock. The garden then extends into a sizeable area of private, mixed native woodland, which is awash with colour during the spring months and perfect for those with active families or pets.

Behind the house is a substantial, steel-framed general-purpose barn which has previously been used as stabling and could provide several loose boxes, tack and hay stores, as well as a large area for vehicle or machinery storage, garaging, or a workshop.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Spring water to the barn and a standpipe to the paddock. Superfast broadband is available. There are no mobile voice/data services available internally, although externally there is service through all four of the major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. Viewings are strictly by prior appointment with Stags. The What3words reference is [///scale.length.committee](https://www.what3words.com////scale.length.committee). For detailed directions, please contact the office.
- 2. The Environment Agency flood risk map shows a Very Low risk of flooding. The property is not known to have flooded in our clients' 27 years in the village.
- 3. The Tamar Valley is well-known for its history of metalliferous mining. As shown on our location plan, a disused former shaft exists in the scrubland to the southeast of the site. There are no known workings or features affecting, or close to, the dwelling itself. Our clients are in possession of a mining search from the time of their purchase. Please contact Stags for 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		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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