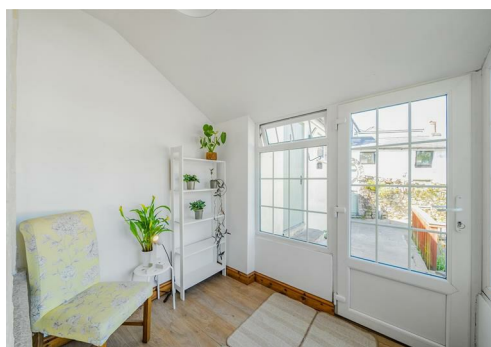




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The Lodge



Village Centre 50 yards • Calstock 2.5 miles • Tavistock 4 miles • What3Words///dairy.wobbles.that • For detailed directions please contact the office.

A superb cottage located in the picturesque Tamar Valley, complete with traditional features, a colourful, varied garden, large garage and attractive views.

- No Chain, End-terraced Cottage
- 2 Double Bedrooms
- Bright, Spacious Accommodation
- Well Presented, Character Features Throughout
- Enclosed, Private Rear Garden
- Large Integral Garage
- Heart of Village Location
- Splendid Views
- Council Tax Band: C
- Freehold

Guide Price £255,000



### SITUATION

This splendid cottage is located in the heart of the village of Gunnislake, amongst the scenic settings of the Tamar Valley and is within close proximity of local amenities and transport links. Gunnislake is positioned on the Cornwall/Devon border, a designated Area of Outstanding Natural Beauty. It is popular for walking, riding and cycling, whilst also being within extremely easy reach of Tavistock and its many facilities and amenities. A short distance from the property there are local amenities to hand, including a Asda mini market and fuel station, post office, doctor's surgery and local Pub, with the village additionally benefiting from its own railway station, providing a direct service to Plymouth, and good bus transportation links.

### DESCRIPTION

This two-bedroom character property blends traditional charm with modern amenities and offers attractive views of the Tamar Valley. Inside, it features two well-appointed bedrooms, a modern bathroom with underfloor heating, a spacious kitchen/dining room, a sitting room with exposed beams, and a dual-aspect conservatory with superb views and access out to the garden. In addition, the property benefits from having a good size integral garage, a colourful and well-kept rear garden and a cellar that is ideal for machinery or a log store. This home is a unique mix of historical character and modern day comfort, making it a highly desirable opportunity.

### ACCOMMODATION

Upon entering through the front door, you are immediately welcomed by a bright and spacious kitchen/dining room to the right of which continues through to a separate sitting room, adjacent is a useful utility room and downstairs cloakroom, and a large integral garage is accessible to the left. The kitchen is finished with a good range of contemporary style cupboards and cabinets, with worktops incorporating a 1.5-bowl sink and drainer, an electric eye-level oven, a 4-ring ceramic hob, in addition to an integrated fridge/freezer and dishwasher. The room is complete with ample space for a large dining table, featuring a decorative stone surround fireplace, oak

flooring throughout and with stairs leading to the first-floor. A part-glazed door leads into a comfortable sitting room, of which is centered around a characterful wood burner with granite lintel. The sitting room continues through to a dual aspect conservatory, ideal for a home office or snug room that provides plenty of natural light and overlooks the garden. The first-floor comprises two good sized double bedrooms, both with traditional sash windows providing a pleasant outlook, and with the principle bedroom benefiting from built-in wardrobes. There is also a well-appointed family bathroom, incorporating a stylish 3-piece suite including a bath and walk-in shower enclosure with underfloor heating, finished with tasteful tiled walls and floor.

### OUTSIDE

To the rear of the property there is a picturesque enclosed garden that has been well-maintained with planted borders, a variety of specimen shrubs, ornamental plants, raised wooden sleepers and benefits from having a large elevated decked patio ideal for entertaining and alfresco dining. A single gate provides access to a shared side path that runs the full length of the property and there is direct access to the property's cellar that could be used for a number of purposes including a machinery or log store with the added bonus of having electric and water connected. The garage can be accessed from the front of the property via an electric remote operated door and provides a separate pedestrian door entrance direct from the garden patio.

### SERVICES

Mains water, electricity, gas and drainage are connected. Superfast broadband and good mobile voice/data services are available with all suppliers (source: Ofcom's online service checker)). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTE

The property is located in an area well-known for its historic metalliferous mining activity. No mine features or workings are known to exist within the property's boundaries.





| Energy Efficiency Rating                    |  | Current      | Potential                   |
|---------------------------------------------|--|--------------|-----------------------------|
| Very energy efficient - lower running costs |  |              |                             |
| (92-100) <b>A</b>                           |  |              | <div>86</div> <div>65</div> |
| (81-91) <b>B</b>                            |  |              |                             |
| (69-80) <b>C</b>                            |  |              |                             |
| (55-68) <b>D</b>                            |  |              |                             |
| (39-54) <b>E</b>                            |  |              |                             |
| (21-38) <b>F</b>                            |  |              |                             |
| (1-40) <b>G</b>                             |  |              |                             |
| Not energy efficient - higher running costs |  |              |                             |
| England & Wales                             |  | EU Directive |                             |

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