



Misty Meadows







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Coxpark, Gunnislake, Cornwall, PL18 9BA

Fuel Station/Mini-supermarket and Train Station 2 miles • Calstock Boatyard/Public Slipway 3.5 miles
• Callington 3.5 miles • Tavistock 6 miles • Dartmoor National Park 7 miles • Plymouth 17.5 miles

A hugely appealing countryside smallholding of 3.47 acres, comprising an adaptable 5-bedroom bungalow, large gardens, several paddocks and a number of versatile outbuildings, all enjoying breathtaking views.

- Equestrian Smallholding of 3.47 acres
- Large, Mainly Level Gardens
- A Range of Versatile Outbuildings
- Incredible Far-reaching Views
- Freehold
- Extended 5-bedroom Bungalow
- Several Easy Working Paddocks
- Driveway, Carport, Double Garage
- Peaceful and Private Setting
- Council Tax Band: D

Guide Price £675,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Set amongst the verdant surroundings of the Tamar Valley National Landscape (formerly AONB), this property is located in the idyllic setting of Coxpark, close to the village of Chilsworthy, enjoying a breathtaking, panoramic outlook across its own land and over the Tamar Valley itself. There are plenty of walks and trails available nearby, offering numerous opportunities to explore the region's rich heritage.

The nearby 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, forming part of a designated UNESCO World Heritage Site, and offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 17 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

This very well-rounded, versatile and appealing smallholding comprises an adaptable five-bedroom bungalow and extensive outbuildings, all set within 3.47 acres of gardens and paddocks. The property has been a wonderful home and lifestyle for our client throughout her 30 years of ownership, during which time the property has seen considerable extension and improvement, whilst further scope for enlargement, alteration or remodelling no doubt exists, subject to any necessary consents or approvals. The bungalow, surrounded entirely by its own grounds, benefits from a considerable amount of peace and privacy, and also enjoys some superb far-reaching views to the rear. A particularly rare and exciting proposition, this countryside home offers considerable potential to those wishing to live "the good life", to grow their own produce and/or to accommodate horses or other domestic livestock, amongst some incredibly picturesque surroundings.

ACCOMMODATION

The property can be accessed at both the front and the rear, either into an entrance hallway or a boot/utility room. The accommodation can then be summarised as follows: a dual-aspect sitting room centred around a fireplace, which enjoys some fantastic open and uninterrupted views across the garden towards the Tamar Valley; a good-sized kitchen/breakfast room; the dedicated utility/boot room, with spaces for the laundry appliances; a useful cloakroom; a central dining room; an inner hallway, where there are extensive fitted cupboards and double doors out to the rear garden; a standalone family bathroom with a Mira Sport electric shower over the bath, and; five bedrooms of which three are doubles, including two enjoying the splendid rear views.





The kitchen is fitted with a comprehensive range of traditional cupboards and cabinets with roll-edge worktops incorporating a 1.5-bowl composite sink and drainer. Integrated appliances include a double oven, fridge and a 4-ring LPG-fired hob.

The dual-aspect master bedroom has patio doors stepping out to the rear garden, and it is served by a tasteful, recently upgraded en-suite shower room with a fully tiled enclosure complete with a Mira electric shower.

OUTSIDE

See our accompanying land plan for a clear overview of the site. The property is approached over a gated driveway, which leads to an attached carport. In addition, there is further parking space available outside of the entrance gate. The bungalow has some pretty, well-kept gardens on all sides which offer a good degree of shelter, space and privacy. The gardens then open out into several fenced paddocks and other areas, including a sizeable side garden with a large pond and a timber summerhouse. There are extensive outbuildings, including a detached timber double garage with power and lighting, on a concrete base, three tool/machinery stores, and a stable building, again on a concrete base and with power and lighting, serving a small sheep paddock (to the west of the bungalow) where there is also a field shelter and feed store. Additionally, the gardens contain an ornamental pond, a 15'x6' greenhouse, a large, above-ground swimming pool, a garden/summerhouse with power and lighting, and an adjacent playhouse. There are also two caravans and a redundant horse box providing valuable external storage.

Sitting below the gardens, the accompanying field is divided into three principal paddocks and three smaller enclosures, totalling approximately 2.3 acres in all, all served by a large open field shelter and a detached timber barn, which could easily be adapted to provide more stabling. There is a final field shelter and an additional gate out to the road in the northwestern corner of the site.

SERVICES

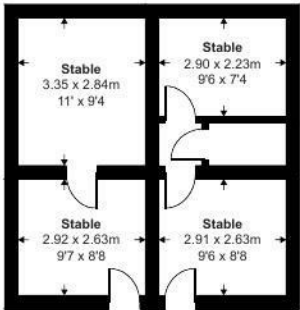
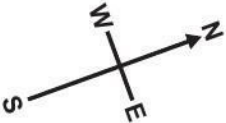
Mains water and electricity are connected. Private drainage via a septic tank. Oil-fired central heating and LPG cooking. Superfast broadband is available. Variable voice/mobile data services are available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

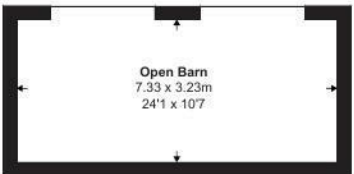
The Tamar Valley is well-known for its history of metalliferous mining activity. There are no known mine workings or features within close proximity of, or affecting this property.

Approximate Area = 1555 sq ft / 144.4 sq m
Garage = 579 sq ft / 53.7 sq m
Outbuildings = 1205 sq ft / 111.9 sq m
Total = 3339 sq ft / 310.1 sq m

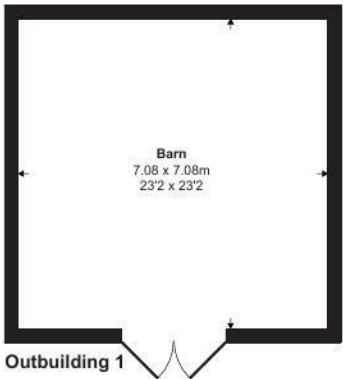
For identification only - Not to scale



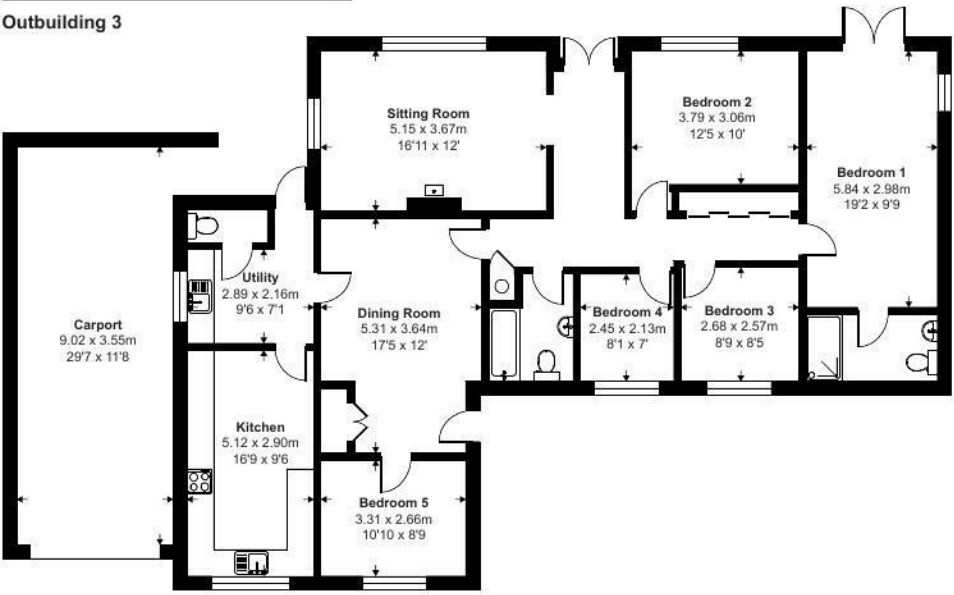
Outbuilding 2



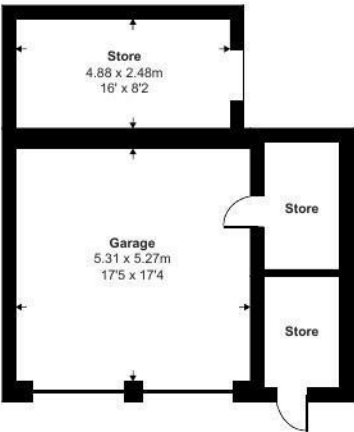
Outbuilding 3



Outbuilding 1



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1326761



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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



