



Gnatham Cottage



Yennadon Common 1.2 miles • Yelverton Parade 1.5 miles • Burrator Reservoir 2 miles • Tavistock 6 miles • Plymouth 11 miles • What3words reference: [///parks.chariots.then.](https://www.what3words.com////parks.chariots.then.) • For detailed directions, please contact the office.

Offered chain-free, a well-presented, 2-bedroom character cottage in a popular village close to open moorland, with a rear courtyard and stone outbuilding.

- End-terrace Character Cottage
- Traditional Features
- Two Bedrooms
- Contemporary Shower Room
- Rear Courtyard
- Attached Stone Outbuilding
- Close to Open Moorland
- No Chain
- Freehold
- Council Tax Band: B

Guide Price £199,500

SITUATION

The property is situated within the quiet village of Walkhampton, adjacent to the foothills of Dartmoor. Within the village, there is a church, a public house and an excellent primary school. The village is ideally positioned to explore the national park and various other local places of interest, including the beautiful Walkham Valley and Burrator Reservoir, a well-known local beauty spot and nature reserve. For all day-to-day amenities, the desirable village of Yelverton is just 1.5 miles away. The parade of shops features a mini-supermarket, local butchers, delicatessen, café and pharmacy, whilst the village also provides a GP Surgery, Texaco fuel station, Post Office and Veterinary Surgery, as well as a selection of eateries and a popular Free House, The Rock Inn. Tavistock, 6 miles away, is a thriving market town, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities.

DESCRIPTION

Offered to the market with no onward chain, this charming 2-bedroom cottage has been well-maintained and is tastefully presented, having been successfully let by our client in recent years. The accommodation features plenty of original character alongside contemporary comforts including mains-supplied services, gas central heating, and uPVC double glazing, whilst externally there is a cobbled courtyard and an attached stone outbuilding. This comfortable and appealing village home should be of interest to a variety of purchasers, including first-time buyers, those downsizing, and those seeking a second home or a holiday/residential letting investment.

ACCOMMODATION

The accommodation is briefly comprised as follows: a principal sitting/dining room with

exposed beams and two seated, front-facing windows, centered around an attractive, stone inglenook fireplace housing a Woodwarm log burner; the kitchen, which is equipped with a good range of cupboards and cabinets with roll-edge worktops, incorporating a 1.5-bowl ceramic sink and drainer, a built-in Whirlpool oven and 4-ring electric hob; a ground-floor shower room, comprising a low-level WC, pedestal wash basin and fully tiled corner shower enclosure, and; two first-floor bedrooms with painted floorboards and timber window sills, of which one is a good-sized, front-facing double room with a cast iron fireplace and the second is a single or study.

OUTSIDE

A gated side pathway provides access around to the rear of the property, into a walled, cobbled courtyard, where there is an attached stone store with power and internal lighting. The courtyard provides space for a table and chairs. There is also a side door directly into the kitchen. Please note that there is no dedicated parking with this property, although on-street parking is available nearby.

SERVICES

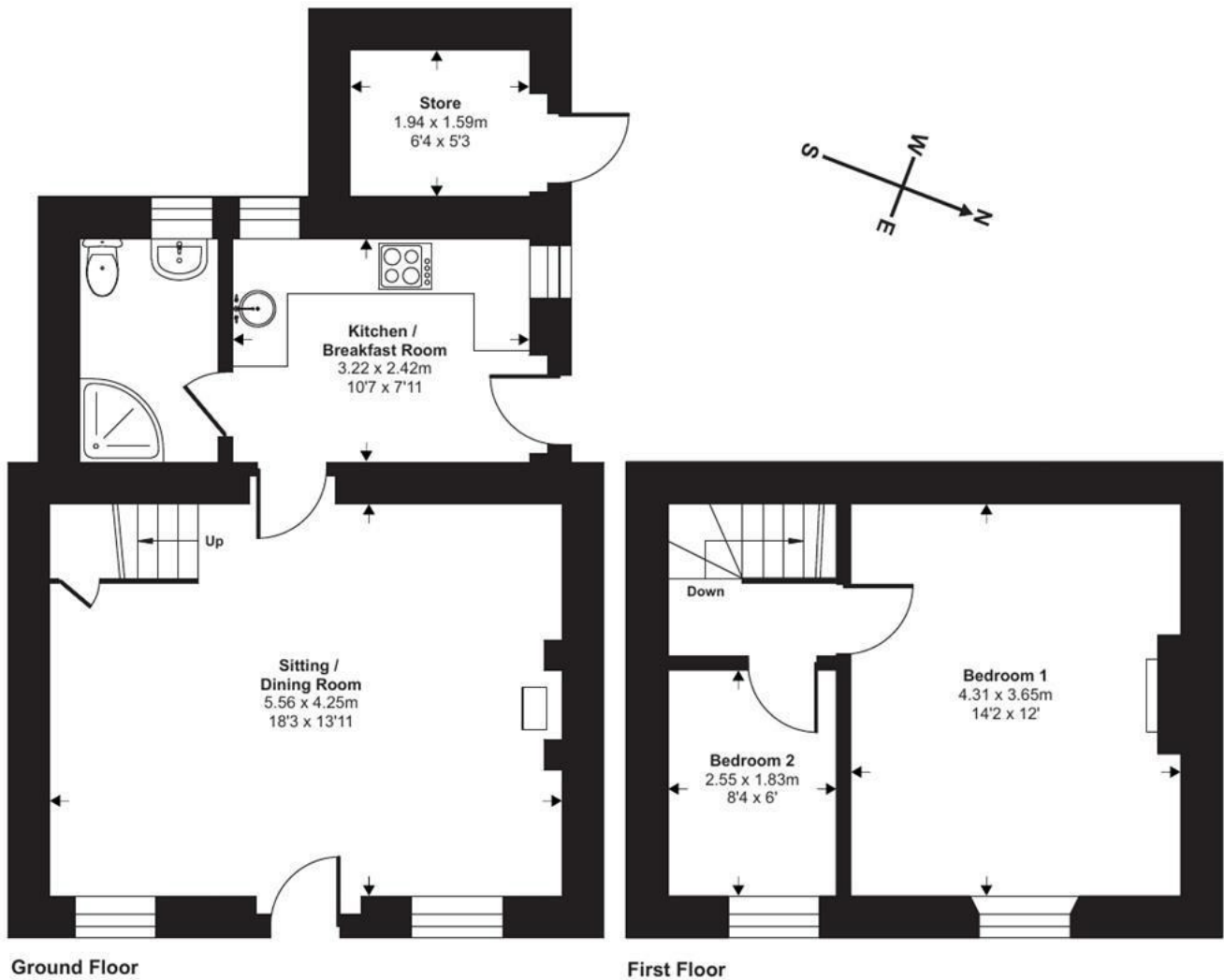
Mains water (metered), electricity, gas and drainage. Gas-fired central heating. Ultrafast broadband is available, and variable mobile voice/data services are available with EE, O2 and Three. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Two neighbouring properties have a right of access (on foot only) over the side passage and across the rear yard.
2. If you are considering this property as a buy-to-let investment, contact the office for its letting history and up-to-date rental advice.



Approximate Area = 659 sq ft / 61.2 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 692 sq ft / 64.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1360713

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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