



Tinners



Tavistock 4.6 miles • Callington 5.4 miles •
Plymouth 16.8 miles • What3words
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directions please contact the office.

A deceptively sized, two double
bedroom, two bathroom character
cottage with parking and rear garden,
and it has been recently refurbished.

- Character Cottage
- Spacious Interior
- 2 Double Bedrooms, 2 Bathrooms
- Interesting and Traditional Features
- Parking and Courtyard Garden
- Rear Access Direct to Village Centre
- Outlook over the Tamar Valley
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £185,000



SITUATION

The cottage is located in the heart of the village of Gunnislake, amongst the hugely scenic settings of the Tamar Valley. The property is within close proximity of local amenities and transport links, with Gunnislake providing a selection of shops and public houses, a doctor's surgery, primary school and Co-op fuel station/mini-market. In addition to regular bus services, there is the added benefit of a rail connection into Plymouth City on the Tamar Valley Line. The nearby town of Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth, some 15 miles to the south, offers extensive amenities.

DESCRIPTION

This quirky and characterful period cottage has deceptively spacious accommodation which is now been refurbished throughout. The cottage offers a great deal of charm and interest, and additionally benefits from an off-road parking space and small courtyard garden at the rear. The property would ideally suit those seeking a characterful home onto which they can put their own mark, as well as those looking for a bolthole or second home.

ACCOMMODATION

Upon entering the property, you are welcomed into a well-appointed kitchen, full of character and fitted with a comprehensive range of cabinets and units. The kitchen also includes a practical pantry and a rear door leading to a private courtyard, ideal for bin storage. From the kitchen, a step down leads into the sitting room, originally part of the adjoining cottage.

This spacious room features a Villager woodburner and two large windows, offering both charm and an abundance of natural light. The dining area is accessed via from the sitting room, and holds a slightly elevated position above the sitting room on a split level layout, while a granite staircase to the right provides access to the first floor. On the landing, directly ahead, is Bedroom Two, a generous double with built-in cupboards to either side, one of which houses the gas combi boiler. Returning to the landing, the family bathroom lies to the left, stylishly finished with a bath and overhead shower. Beyond this point and around to the right is the principal bedroom, complete with a well-presented en-suite shower room. A further door, located past the family bathroom, provides access to the rear outdoor space.

OUTSIDE

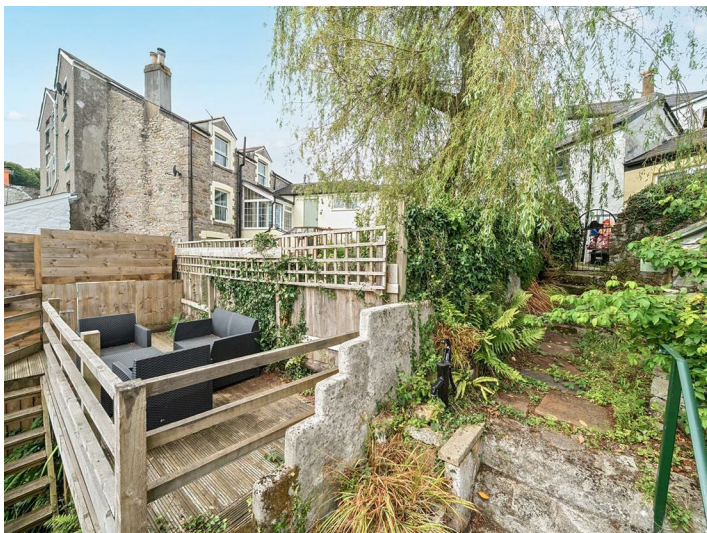
A small garden area can be found at the rear of the cottage, with the benefit of separate pedestrian access to the village centre. Opposite the cottage is a parking space for one vehicle.

SERVICES

Mains water, electricity, gas and drainage are connected with gas-fired central heating throughout. 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 NOTES

- 1) 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.
- 2) We understand that the neighbouring property has a right of way over the pedestrian access to the rear of the property.





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		61	87
England & Wales		EU Directive	

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