



Thimble Hall
Latchley | Gunnislake | Cornwall | PL18 9AX





STEP INSIDE

Thimble Hall

Welcome to Thimble Hall, a charming and historic country home commanding an elevated position on the outskirts of Latchley, Gunnislake, within the Tamar Valley National Landscapes. This exceptional residence includes a wooden lodge Cabin which is currently a successful holiday let. There is the opportunity to purchase the adjoining 5.5 acres of picturesque land.

The House

Thimble Hall boasts a generous total floor area of approximately 2,844 sq. ft. across three levels, seamlessly combining traditional character with modern convenience. On the lower ground floor, the spacious kitchen/dining room offers ample space for entertaining, with stunning valley views, a wood burner, and original features such as exposed beams and granite window surrounds. This level also includes a plant room, W.C., and a handy boot room.

The original staircase leads to the ground floor, where a grand sitting room showcases high ceilings, exposed granite, and large windows, creating an elegant and inviting space. Along the hallway are two double bedrooms and a family shower room. At the end of the hallway, an original church door opens to the front of the property. Adding to its charm, the house even features a working church bell, which you're welcome to try when you visit!

The first floor includes a bedroom and a stylish bathroom featuring a clawfoot bath, while the master suite offers an en-suite bathroom and his-and-hers built-in wardrobes. A large picture window overlooks the sitting room, framing breathtaking valley views that stretch as far as the River Tamar.

The Lodge

Nestled within the grounds, The Lodge is a cosy wooden cabin with stunning views over the surrounding countryside. It includes a bedroom with a wood burner, a kitchen, and a shower room. With its own private entrance and parking, it is currently used as a successful holiday let.

















STEP OUTSIDE

Thimble Hall

Services

Mains water and electricity. Biomass boiler providing central heating and hot water. Private sewerage to two septic tanks serving the house and The Lodge.

Outbuildings

The property benefits from several spacious outbuildings, including three garages, which provide ample storage or the potential for conversion (subject to planning permission). One garage is currently used as a games room. There is also a fuel store and plant room, along with additional spaces that are ideal for workshops, hobbies, or further development, adding to the property's versatility.

Outside Space and Land

Set within approximately 2 acres of land, Thimble Hall enjoys stunning views across the Cornish and Devonshire countryside. The land provides space for gardening, outdoor activities, or simply enjoying the natural surroundings, while a private driveway ensures a sense of seclusion.

Lot 2 – Available by Separate Negotiation

An additional 5.5 acres of land, available separately, includes paddocks, a small area of woodland, an open-fronted barn, and a tractor shed. If not sold with Thimble Hall, it will be marketed independently.

Location

Latchley is a charming Cornish village set within the Tamar Valley National Landscapes (formerly an Area of Outstanding Natural Beauty). Known for its rolling hills, historic mining heritage, and scenic walks, it offers an idyllic rural setting.

The nearby town of Gunnislake provides essential amenities, including a primary school, local shops, a post office, and pubs. For a wider range of services, the market town of Tavistock, approximately 10 miles away, offers supermarkets, restaurants, and cultural attractions.

Families will appreciate the excellent schools in the area, with primary schools in Gunnislake and Callington, as well as secondary schools in Tavistock and Callington. Outdoor enthusiasts can enjoy Tamar Valley trails, fishing on the River Tamar, and the stunning Cornish coastline, which is approximately 20 miles away.

Transport Links

Despite its tranquil rural setting, Thimble Hall offers excellent connectivity. Gunnislake railway station provides links to Plymouth and beyond, while the A30 offers easy access to Exeter and other major cities.

A Rare Opportunity

Thimble Hall presents a unique opportunity to own a substantial historic country property in one of Cornwall's most desirable rural locations. Whether you're looking for a family home or a countryside retreat, this charming residence offers endless possibilities.

Contact us today to arrange a viewing!



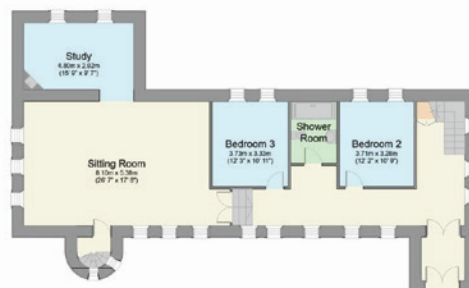
LATCHLEY, GUNNISLAKE, PL8

Total floor area 264.2 sq.m. (2,844 sq.ft.) approx



Lower Ground Floor

Floor area 67.9 sq.m. (731 sq.ft.) approx



Ground Floor

Floor area 127.4 sq.m. (1,372 sq.ft.) approx



First Floor

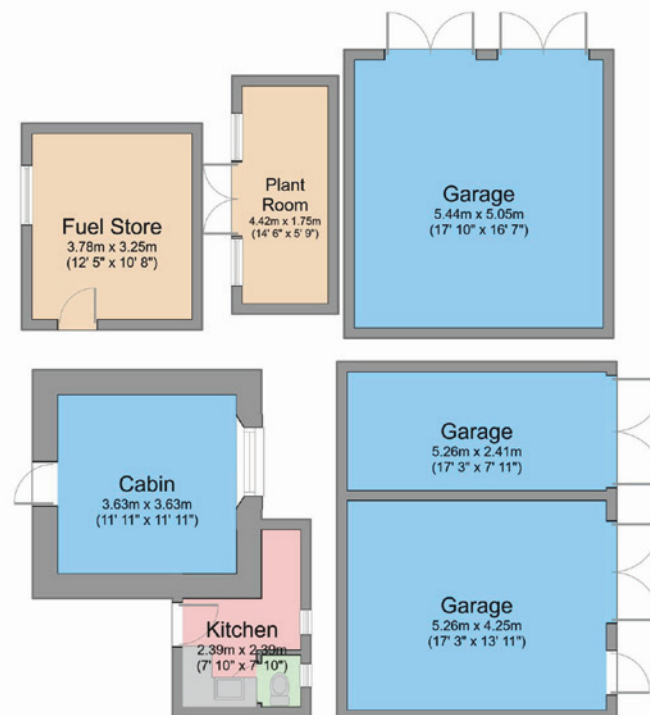
Floor area 68.9 sq.m. (741 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

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LATCHLEY, GUNNISLAKE, PL8

Total floor area 84.4 sq.m. (908 sq.ft.) approx



Outbuildings

Floor area 84.4 sq.m. (908 sq.ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

OIEO £1,250,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: 8894830. Registered Office Address: 40 Mannamead Road, Plymouth, PL4 7AF. Printed 17.03.2025



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