

# Oakwood House Delaware Road | | Gunnislake





**\*\*Video walkthrough available\*\* NO ONWARD CHAIN!!**

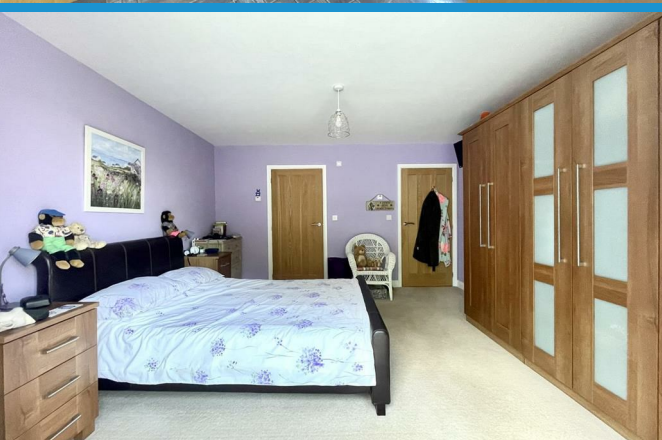
We are delighted to present this property to the market, a truly unique and beautifully positioned home in the heart of the Tamar Valley. Built from the ground up by the current owners, this property is like no other around, situated to catch the breath-taking views across the Tamar Valley from every angle possible.

Upon entering the property, you are met by a sweeping driveway that leads up to first floor level, the garage, parking and the beautiful gardens that sit beyond. Entering the property across a decked area and balcony, first floor entry provides an entrance hall with access to integral garage and further accommodation. This includes; the master suite, a large double bedroom and ensuite as well as access the balcony space in front via double patio doors. The large separate living room boasts a great footprint and a Juliet balcony, allowing for the perfect space to take in the stunning panoramic views. There is also a separate cloakroom on the first floor and finally the large kitchen/ dining room, positioned to capture the views and heaps of natural light that our through this space is perfect for dining and entertaining.

On the ground floor, the other three bedrooms can be found. Each of these are generously configured to ensure no space is spared, with each room being a large double, boasting plenty of floorspace for furniture and wardrobes as well as the flexibility with it's layout to serve a multitude of uses and preferences. One of the bedrooms has a private ensuite and there is a further family bathroom, complete with jacuzzi bath, separate shower cubicle, low level flush WC and wash hand basin. You can exit through bedroom four to a front courtyard space below the balcony as well as through the utility room which also features a cloakroom.

Externally the property is complimented by the grounds it brilliantly sits within. The beautiful gardens feature woodlands, views and an idyllic situation.





### Entrance Hall

**Kitchen/ Dining Room**  
17'66 x 11'85 (5.18m x 3.35m)

**Living Room**  
16'25 x 19'50 (4.88m x 5.79m)

### Cloakroom

**Utility Room**  
9'43 x 9'12 (2.74m x 2.74m)  
With private cloakroom

**Master Bedroom**  
13'1 x 13'6 (3.99m x 4.11m)

**En-suite**  
11'84 x 3'51 (3.35m x 0.91m)

**Bedroom 2**  
11'89 x 13'59 (3.35m x 3.96m)

### Bed 2 En-suite

**Bedroom 3**  
19'56 x 16'27 (5.79m x 4.88m)

**Bedroom 4**  
13'4 x 13'64 (4.06m x 3.96m)

### Family Bathroom

**Garage**  
17'6 x 17'93 (5.33m x 5.18m)

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, drainage and metered water.

**Council Tax**  
F

**EPC**  
TBC


### Situation

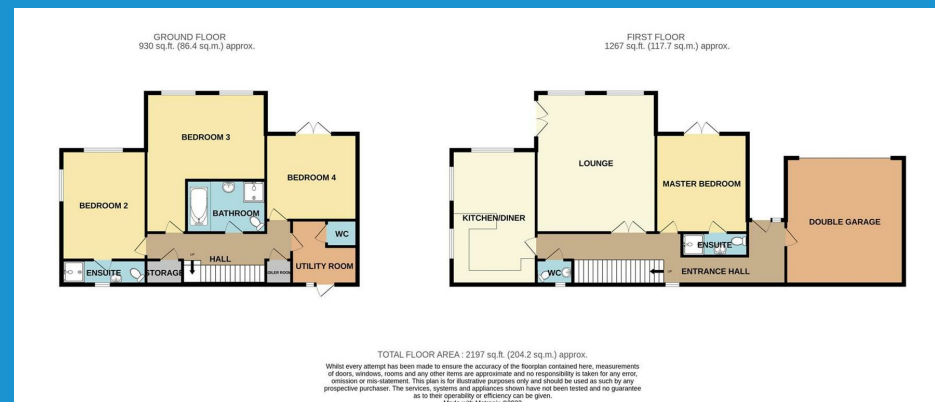
The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

### Directions

Coming from Tavistock, take the A390 heading towards Gunnislake. Proceed all the way through Gunnislake, past the school as if you were heading towards the Train station. Carry on past this exit, past the CO OP and in a short distance you will find a right exit signposted Delaware Road. Proceed down this road for a short distance and you will find the property signposted Oakwood House on your left hand side.

### Energy Efficiency Rating

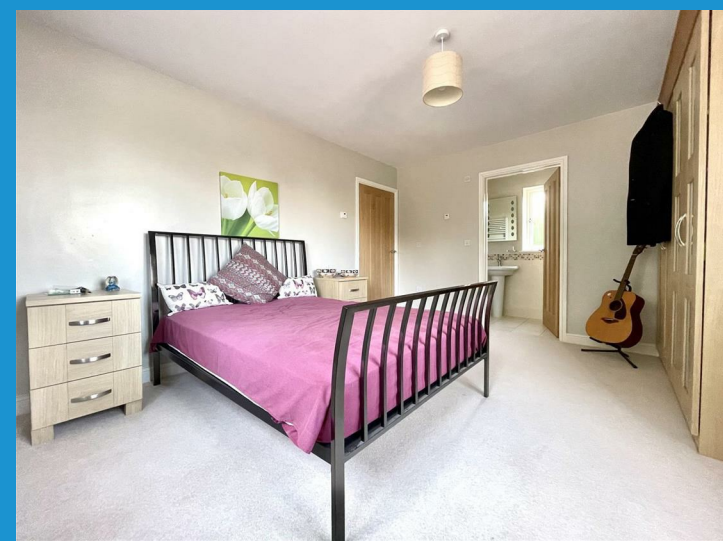
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.