



Town • Country • Coast



Chapel Street  
Gunnislake

Price Guide £485,000



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## Chapel Street

Gunnislake

**NO ONWARD CHAIN!!** An impressive, four bedroom, detached character cottage with a wealth of period features set in a favoured Tamar Valley village location with beautiful gardens, an expansive driveway providing off-road parking alongside a generous double garage and works room. The property features three reception rooms bursting with character including stone fireplaces, a wood burner and beamed ceilings.

The property is approached via a sweeping gravelled driveway with gated entrance leading down to the property, extending to the side of the property where you have access to the double garage. The garage is a generous size and has an adjoining works/hobbies room. The front garden is laid to lawn with a wide range of mature plants and shrubbery with a useful stone store room at the side of the property. The rear garden is spacious and has a range of beds with seasonal colour and is laid to lawn with some lovely views across the valley. There is a useful gardeners WC where the central heating boiler is situated.

The property itself has a useful entrance porch ideal for coats and shoes with a door into the first of the reception rooms which has slate floor, stairs to the first floor and a feature fireplace. From here, there is a door into the dining room at the side which has patio doors opening into the rear garden where there is an area ideal for entertaining and a built-in pizza oven. There is a cosy dual aspect sitting room with a fireplace and wood burner. At the rear of the property there is an open-plan kitchen and breakfast room which leads into a utility room where there is a back door.

Upstairs there are four bedrooms and a family bathroom with free standing bath and separate shower cubicle, WC and basin.





**Porch**  
3'4" x 4'4" (1.02m x 1.32m)

**Living Room**  
13'4 x 12'1 (4.06m x 3.68m)

**Snug/Family Room**  
12'6 x 10'5 (3.81m x 3.18m)

**Kitchen/Breakfast Room**  
18'9 x 7'9 (5.72m x 2.36m)

**Dining Room**  
14'8 x 8'2 (4.47m x 2.49m)

**Utility Room**  
8'5 x 7'9 (2.57m x 2.36m)

**Bedroom 1**  
12'7 x 10'2 (3.84m x 3.10m)

**Bedroom 2**  
12'7 x 10'2 (3.84m x 3.10m)

**Bedroom 3**  
8'5 x 8'2 (2.57m x 2.49m)

**Bedroom 4**  
8'5 x 8'0 (2.57m x 2.44m)

**Bathroom**

**Double Garage**  
21'4 x 17'0 (6.50m x 5.18m)

**Workshop**  
13'10 x 8'7 (4.22m x 2.62m)

**Gardener's WC**

**Tenure**  
Freehold

**Services**

Mains electricity, gas, drainage and metered water.

**Council Tax Band**

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**EPC**

E/44

**Situation**

The village of Gunnislake features a selection of local shops, including a Post Office, General Store, Doctor's Surgery, public houses and a well regarded Primary School. There is a train station approximately a mile from the hamlet with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. There is also a regular bus service running connecting Gunnislake to Callington, Tavistock and surrounding villages. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

**Directions**

On entering Gunnislake from Devon turn right at the traffic lights into Chapel Street and proceed up the hill. The driveway for the property is roughly 500 metres up on the right.

**Agent's Note**

The property had a new roof fitted within the last couple of years and and the garage was re-roofed in the last couple of months.



## Floor Plan



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

