



Town • Country • Coast



Coxpark, Gunnislake

Offers In Excess Of £550,000





## Coxpark, Gunnislake

**\*\*THE VENDOR KINDLY RECOMMENDS THAT INTERESTED PARTIES VIEW THE ONLINE VIDEO BEFORE BOOKING A VIEWING\*\***

A fantastic opportunity to purchase this stunning two bedroom detached cottage set in approximately 1.43 acres of land with stunning countryside views and NO ONWARD CHAIN. The property offers a detached garage with further occasional bedroom to the rear with planning for a complete annexe facility, as well as a separate barn with lapsed planning, offering a further development opportunity (subject to the necessary planning consent).

The cottage itself has been much improved by the current owners whilst still retaining a wealth of character and charm with features such as exposed timberwork, stone fireplace and traditional slate flooring. The living accommodation is bright and spacious with the kitchen boasting a range of wall and base level units, integrated appliances and attractive granite worktops. The kitchen/dining room benefits from patio doors, opening out into the grounds. Upstairs, the two double bedrooms both enjoy breath-taking, rolling views. Bedroom one offers fitted double wardrobes and bedroom two benefits from it's own dressing room. This pretty, stone cottage is accessed via its own private driveway meandering past the extensive grounds.

The gardens offer a fantastic vantage point to the panoramic views across the valley and to the Moorland beyond. The property is situated in an Area of Outstanding Natural Beauty (AONB). The land itself is mainly laid to lawn and offers great outside space for those with green fingers with a segregated orchard and further land divided by fencing, providing an option to keep animals. Occupying the grounds are numerous outbuildings with one benefitting from power and lighting. The property offers a good degree of privacy away from neighbouring properties.







**Kitchen/Dining Room**  
20'00 x 12'00 (6.10m x 3.66m)

**Living Room**  
22'00 x 12'00 (6.71m x 3.66m)

**Breakfast Room**  
8'11 x 7'7 (2.72m x 2.31m)

**Utility / Shower Room**

**Bedroom One**  
12'1 x 9'6 (3.68m x 2.90m)

**Bedroom Two**  
13'2 x 8'1 (4.01m x 2.46m)

**Bathroom**  
9'5 x 5'11 (2.87m x 1.80m)

**Occasional guest room / Home office**  
14'00 x 10'11 (4.27m x 3.33m)

**Garage**  
16'01 x 12'2 (4.90m x 3.71m)

**Detached Barn**  
12'11 x 9'6 (3.94m x 2.90m)

**Detached Barn ground floor**  
16'00 x 12'00 (4.88m x 3.66m)

**Detached Barn first floor**  
16'5 x 12'4 (5.00m x 3.76m)

**EPC**  
35/F

**Tenure**  
Freehold

**Services**  
Mains electricity and water. Private drainage. Oil fired central heating with WI-FI remote thermostat.

**Council Tax Band**  
D

**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**





## 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

