



Town • Country • Coast



Latchley, Gunnislake

Offers In Excess Of £525,000



Latchley, Gunnislake

A rare opportunity to purchase this beautiful detached family home in the idyllic village of Latchley. The property boasts stunning countryside views as well as well proportioned gardens. There are mature gardens on three sides of the property offering a variety of vantage points to relax and enjoy the scenery. Directly opposite the driveway is a further wildlife garden with mini wildflower meadow, seating areas and a tranquil pond. There is ample off-road parking and a one-and-a-half size garage accessed by an electric up and over door.

If you take the steps from the driveway you reach the terrace which is perfect for Al-Fresco Dining and admiring the views. For the cooler days there is a cosy cabin to the rear. Upon entering the property from the raised terrace, access to the garage downstairs is on your right. Step through into the generous hallway and the utility room is on your left. This contains the new Worcester oil-fired boiler, plumbing for washing machine and space for a tumble dryer. There is also a dual-flush WC and basin. Down the hallway and the next left you will find the modern family bathroom with walk-in shower, bath, basin and dual flush WC.

Opposite is the recently updated Kitchen equipped with integral appliances and a range of eye and base level units. There is also a double oven and induction hob. There is also plenty of room for a large dining table which makes the perfect space for family gatherings. Whilst cooking up a storm you have the added bonus of wonderful views of the Tamar Valley.

The living room is a bright room with light pouring in from two aspects where you can enjoy a beautiful view of the surrounding countryside and have the chance to see a variety of wildlife. French doors offer direct access to the gardens from this impressive space.

The three double bedrooms are all rear aspect and provide plenty of space for king-sized beds and free-standing furniture. Bedrooms one and two are dual aspect.





Kitchen/Diner
22'0" x 14'4" (6.71 x 4.37)

Living Room
22'9" x 19'7" (6.93 x 5.97)

Utility room
9'2" x 5'4" (2.79 x 1.63)

Bedroom 1
14'4" x 13'11" (4.37 x 4.24)

Bedroom 2
18'9" x 10'0" (5.72 x 3.05)

Bedroom 3
14'4" x 9'9" (4.37 x 2.97)

Bathroom
13'5" x 5'4" (4.09m x 1.63m)

Garage
21'0" x 15'0" (6.40 x 4.57)

Store room

Tenure
Freehold (Freehold)

Services
Oil Fired Central Heating, Mains Water, Mains Electricity

Council Tax Band
E (E)

EPC
E/40

Situation

Latchley is a small, peaceful village approximately 1 mile from the neighbouring village of Chilsworthy. The village is in the beautiful Tamar Valley, an Area of Outstanding Natural Beauty (AONB) approximately 4.5 miles from Callington and 7 miles from the ancient stannary and market town of Tavistock; both easily accessible by car. At Chilsworthy the White Hart Inn is an award winning friendly traditional free house. Just beyond Callington is the famous St Mellion International Resort to satisfy your golfing, gym and spa needs. In the neighbouring village of Gunnislake is a medical centre, primary school and a railway station providing a regular rail link with Plymouth. As you would expect in an area of outstanding natural beauty there is an abundance of country walks and views to be enjoyed.

Directions

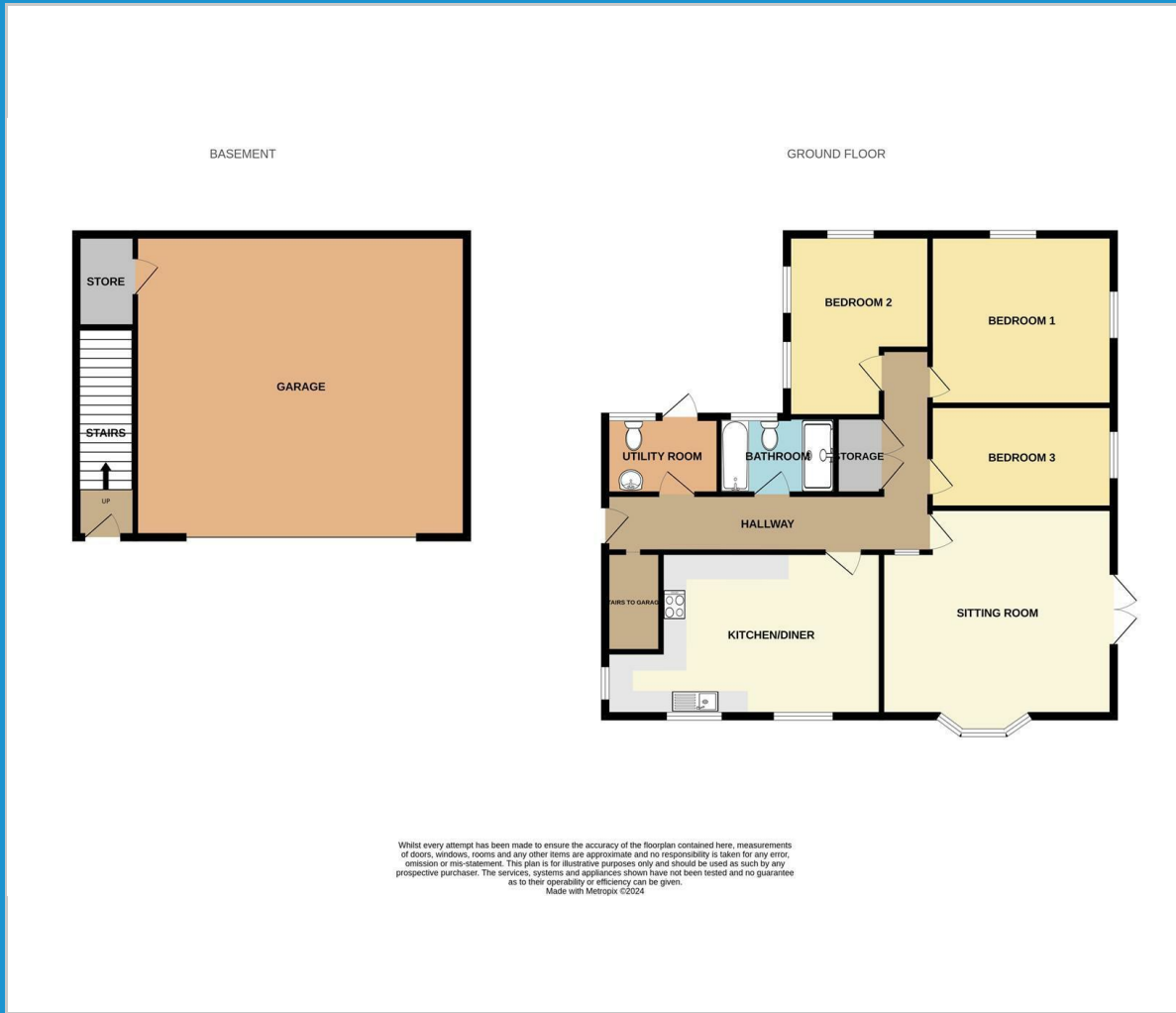
Travelling from Tavistock follow the A390 towards Gunnislake. Continue on this road until you reach Gunnislake. At the traffic lights turn right onto chapel street. Continue up the hill. At the next T junction turn left and then immediately right onto Little Meadow. Continue straight on this road through the Village of Chilsworthy. Carry on this road until you get to the village of Latchley. Then carry on through the village and the property will be the last property on the left.

Agents Note

Please note that when travelling to this property please use the postcode PL18 9AX or follow the What.Three.Words "become.disco.choppy"



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

