



Town • Country • Coast



Under Road
Gunnislake

Price Guide £229,950



Under Road

Gunnislake

Enjoying spectacular views over the Tamar Valley, is this quirky two double bedroom cottage, arranged over three floors with superb bespoke kitchen/diner, a delightful rear garden incorporating a family bar and a decked terrace to enjoy the view. Occupying a quiet location just off the centre of the village.

Believed to date back 185 years old, with many character features including exposed beams and stonework, the vendors have carefully maintained the cottage which is now beautifully presented and briefly comprises; front entrance into the sitting room, boasting an attractive woodburning stove and spiral staircase leading up to two double bedrooms, one with built in wardrobes and bathroom with a shower cubicle. From the sitting room a timber staircase leads down to the kitchen/diner, fitted with an Oak bespoke kitchen with a rustic feel. Appealing to the keen cook, offering ample space for dining and a further island with attractive tiled top. Further range of oak wall and base units, Belfast sink and Range Cooker with a further recess housing solid fuel rayburn.

From the kitchen a timber stable door leads out to the rear garden incorporating an outbuilding currently used as a family bar with a bespoke oak bar top and seating area, with power and light connected. Further timber garden store shed and separate outside toilet. Garden area with tiled patio and paved area, together with decked terrace enjoying stunning valley views. Steps lead down to a gravelled area with rear pedestrian access.

The property benefits double glazing throughout and mains gas fired central heating.





Sitting Room

19'11" x 14'2" (6.09 x 4.34)

Kitchen/Diner

18'11" x 13'8" (5.79 x 4.17)

Bedroom One

9'10" x 9'7" (3.01 x 2.93)

Bedroom Two

8'4" x 8'2" (2.56 x 2.50)



Shower Room

5'8" x 5'4" (1.73 x 1.64)

EPC

43/E

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax Band

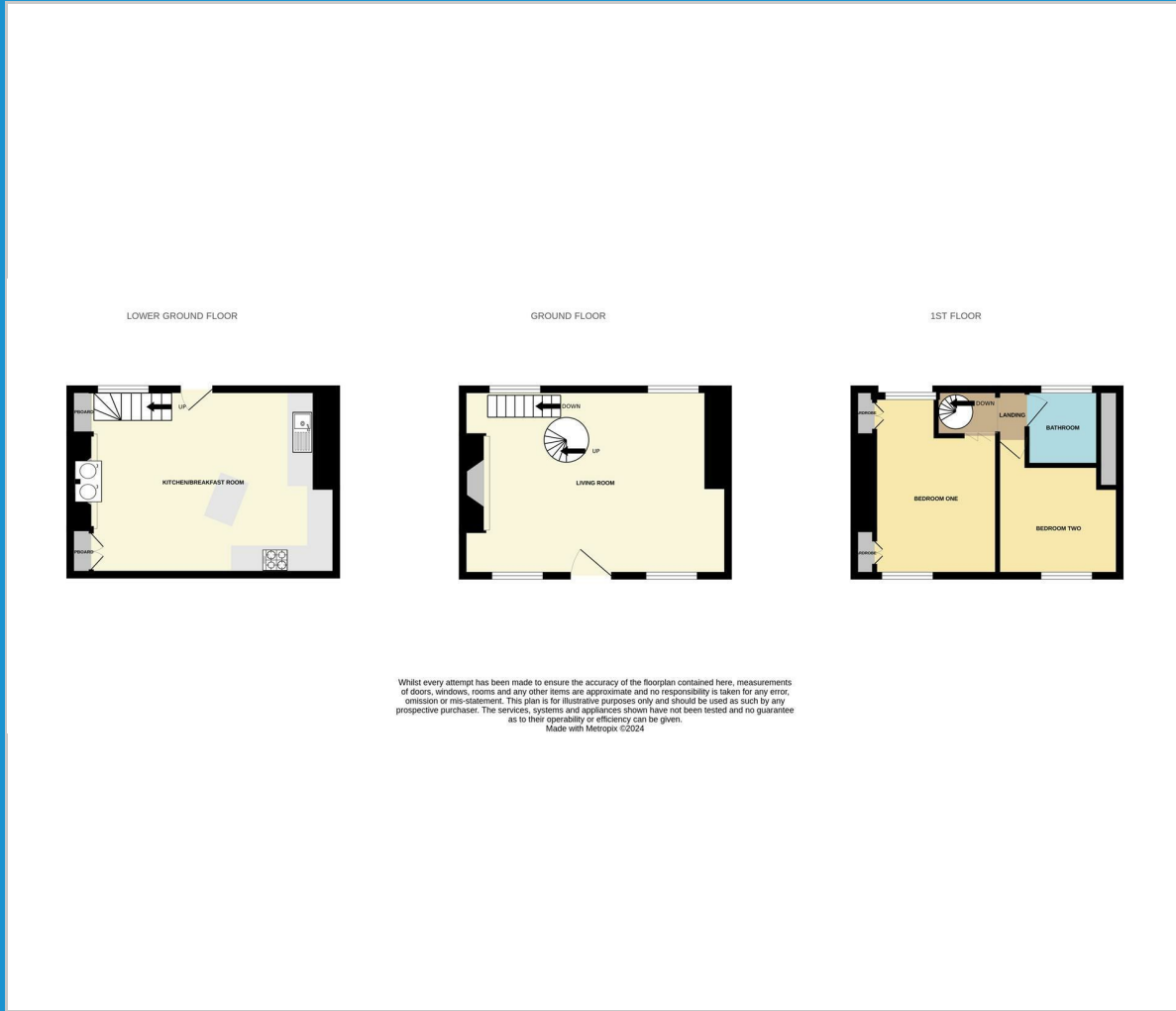
B

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.



Floor Plan



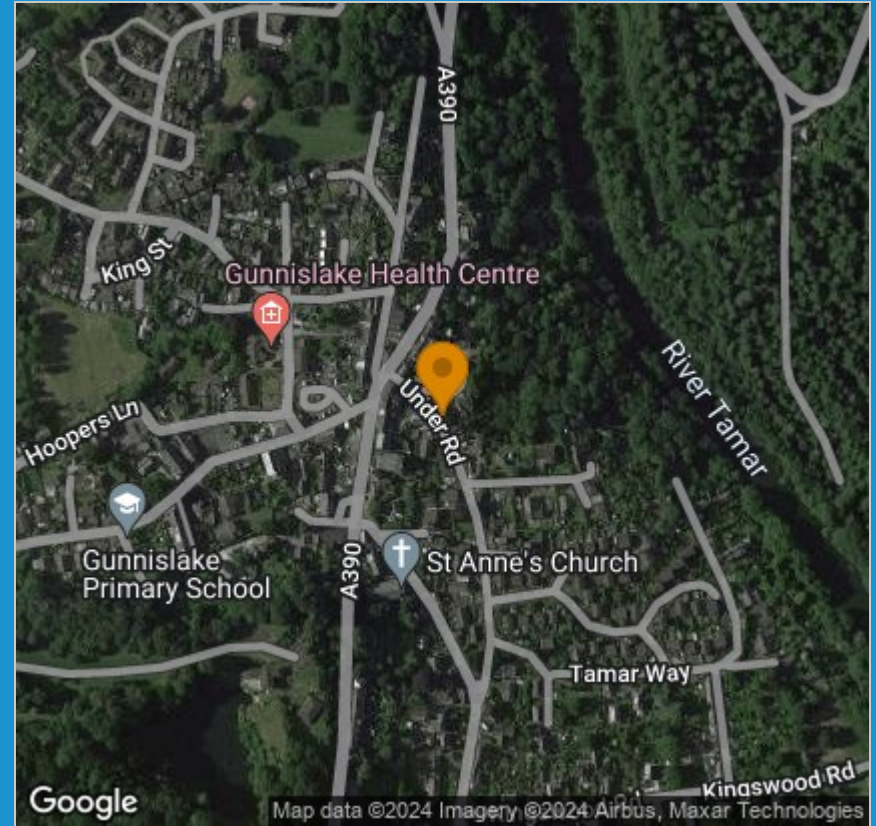
Viewing

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

