



Town • Country • Coast



Kingswood Road, Gunnislake

Guide Price £550,000



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Kingswood Road

Gunnislake

Located in the sought-after Tamar Valley, this period detached home offers a versatile layout of five reception rooms, four double bedrooms, expansive gardens, and a detached double garage, plus the added benefit of an adjoining one-bedroom annexe, being ideal for a dependent relative or as a rental opportunity.

The vendor believes the property to be over 200 years old with Victorian-era extension, retaining many character features, including timber doors, open fireplaces, exposed beams, and stonework. The spacious layout includes a reception hall, boot room/cloakroom, wide hallway leading into the dining room with open fireplace and an inviting sitting room with woodburner for those colder evenings. Doors from here lead to the conservatory and breakfast room, opening into the kitchen with traditional units and slate worktops, with a pantry and door to outside. Outside is the utility room housing the mains gas fired boiler, with adjoining store and log store.

Upstairs, four double bedrooms include a master with stunning valley views, and a family bathroom with a shower over the bath.

The Annexe can be independently accessed and comprises a kitchen, sitting room with woodburner, shower room and first floor bedroom. There is a connecting door to the main house if required.

The extensive lawned gardens feature flower beds, mature shrubs, a greenhouse and store shed, a raised pond and a secret garden with outdoor dining space. Further garden area with fruit trees and composting area. The property offers off-road parking, a detached double garage with electric door and rear door to a patio area. The property enjoys stunning views over the valley and Chimney Rock.



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Reception Hall	14'6" x 12'3" max (4.42m x 3.74m max)
Boot Room/Cloakroom	9'5" x 9'2" max (2.88m x 2.80m max)
Inner Hallway	
With door leading to Annexe	
Dining Room	12'5" x 11'10" (3.80m x 3.62m)
Sitting Room	13'1" x 12'1" (4.01m x 3.69m)
Kitchen	19'7" x 8'11" (5.97m x 2.73m)
Pantry	9'6" max x 4'9" (2.92m max x 1.46m)
Breakfast Room	8'7" x 7'9" irregular shape (2.63m x 2.37m irregular shape)
Conservatory	24'3" x 7'10" approx. (7.40m x 2.40m approx.)
First Floor Landing	
Bedroom 1	12'9" x 12'3" max (3.91m x 3.74m max)
Rear double aspect	
Bedroom 2	12'11" x 11'7" max (3.95m x 3.54m max)
Rear aspect.	
Bedroom 3	14'5" x 12'5" max (4.41m x 3.80m max)
Front aspect	
Bedroom 4	16'10" x 8'2" max (5.15m x 2.49m max)
Front aspect.	
Family Bathroom	10'4" x 8'2" max (3.17m x 2.50m max)
ANNEXE	
Entrance Hall	
From main house entrance hall.	

Directions



Sitting Room

Front independent entrance.

12'4" x 11'2" max (3.77m x 3.41m max)

Kitchen

7'8" x 6'0" max (2.34m x 1.83m max)

Shower Room

5'7" 4'9" (1.72m 1.46m)

First Floor Bedroom

12'8" x 11'1" (3.87m x 3.40m)

To the rear of the house, access is given to an adjoining;

Utility Room

9'11" x 6'7" (3.04m x 2.02m)

Detached Double Garage

23'0" x 18'9" (7.02m x 5.72m)

Services

Main House - Mains electricity, drainage, water and gas. Annexe Cottage - Mains electricity, drainage and metered water.

Local Authority

Cornwall Council. Main House Tax Band E. Annexe Cottage Tax Band A.

Tenure

Freehold. Main House EPC D63. Annexe EPC E52

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

Follow the A390 into Gunnislake turning left at the traffic lights onto Calstock Road. Take a left into Kingswood Road and follow to the bottom of the hill and the property is found on your right hand side.

EPC

House - D63 - Annexe - E52





Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

