



Calstock Road  
Gunnislake

Guide Price £234,950





## Calstock Road

Gunnislake

This beautifully presented, two bedroom, mid terrace cottage is full of character, including exposed stonework and wooden beams and located in a popular village with fantastic views across the Tamar Valley.

The property boasts a large entrance hall currently utilised as an office, with a cupboard housing the boiler and a washing machine. There is a good sized, open plan kitchen/living area with flagstone flooring and windows looking out over the garden and the valley views beyond. The kitchen boasts wooden worktops and a useful breakfast bar as well as a range of base units. There is also a large conservatory, perfect for a dining table or extra reception space, flooded by natural light and providing access to the garden.

Upstairs there are two good sized double bedrooms, bedroom one with exposed beams and bedroom two with exposed brickwork adding to the character of the home. The family bathroom includes a bath with rainfall shower over and matching white low level WC and basin.

Outside there is a patio area ideal for alfresco dining and embracing the spectacular view, and a long lawned garden, enclosed with fencing, making it ideal for those with dogs. Just beyond the main garden is an area which has been turned into raised beds, perfect for green fingered gardeners wanting to grow their own vegetables.







#### Reception Room/ Office

10'6" x 9'10" (3.22 x 3.01)

#### Kitchen/Dining/Living Area

19'5" x 13'2" (5.92 x 4.02)

#### Conservatory

11'6" x 7'3" (3.52 x 2.23)

#### First Floor Landing

#### Bedroom One

13'2" x 10'0" (4.03 x 3.05)

#### Bedroom Two

13'3" x 8'8" (4.04 x 2.65)

#### Bathroom

5'9" x 10'11" (1.77 x 3.33)

#### Tenure

Freehold

#### Services

Mains gas, electricity, water and drainage.

#### Council Tax Band

#### EPC

C/78

#### 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.

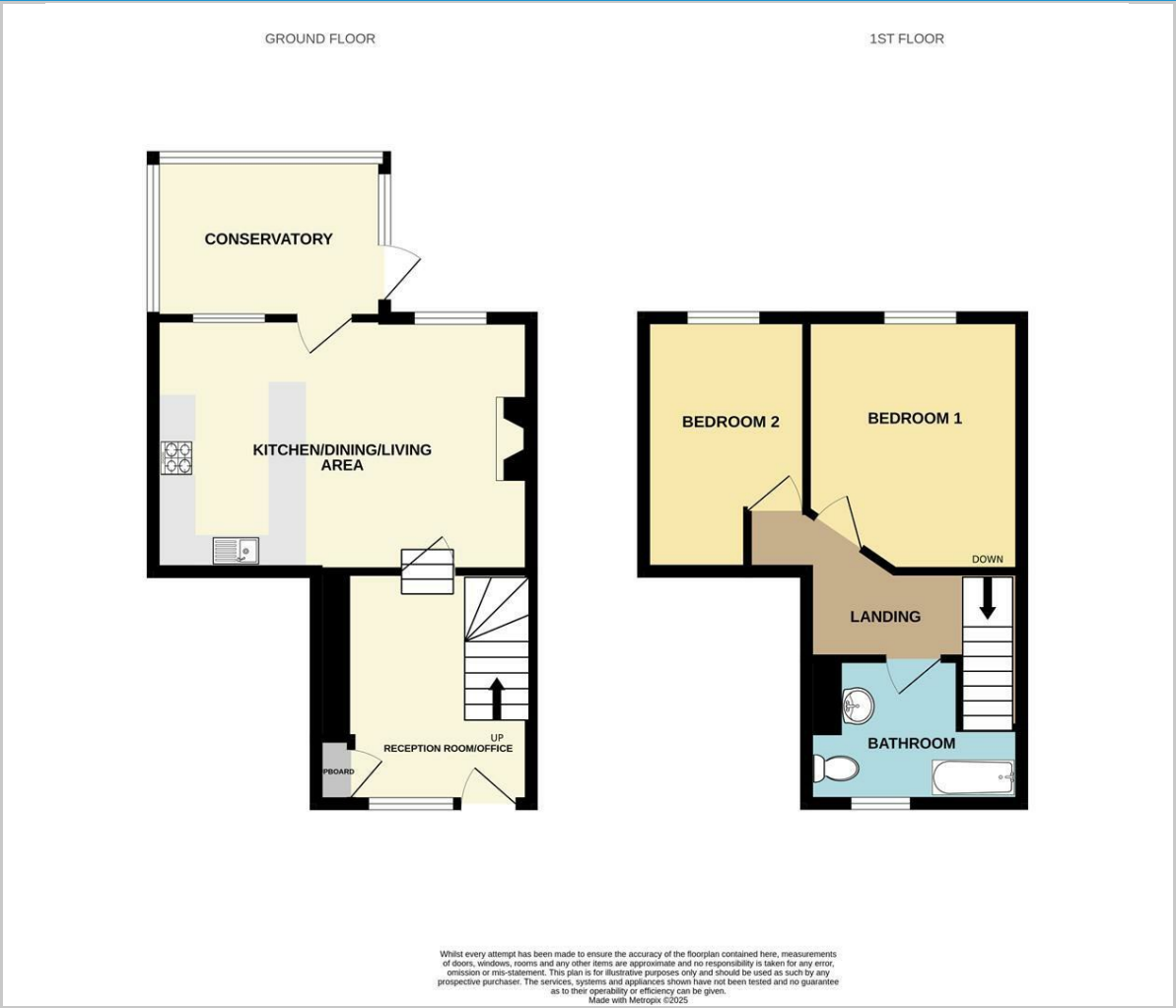
#### Directions

From Gunnislake village centre, drive through the traffic lights, turning left into Calstock Road. The property sits along a private road on your left almost immediately after the turning with on street parking easily available on the right hand side of the street.





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

