



Town • Country • Coast



Tavistock

Guide Price £699,950





Coxpark, Gunnislake

If you are looking for panoramic views, a large family home, with potential for dual family occupancy and approximately 1.9 acres, then this could be the one.

Situated in an Area of Outstanding Natural Beauty, the property is approached through wrought iron entrance gates, over its own private drive, this detached residence sits within its own formal gardens and grounds with extensive parking, together with a large garage/workshop. Ideal for those keen motor enthusiasts.

The adaptable accommodation, being oil fired centrally heated and double glazed is accessed from either the first or ground floor.

Immaculately presented, if you approach from the rear, the ground floor comprises a welcoming entrance hall, cloakroom, well fitted kitchen with breakfast bar and integrated appliances, leading into a large dining room which opens into the triple aspect lounge, enjoying extensive views over the grounds and rolling countryside beyond. A useful utility room also has a door to outside. The first floor can also be accessed via a front entrance porch and leads to the bedrooms. There are 5/6 double bedrooms, one is used as a dressing room and 3 of which boast an en suite shower room, together with a well appointed main family bathroom. Two of the bedrooms are currently utilised as an office and tv room for family members.

The land is enclosed by traditional hedge boundaries and comprises a pasture paddock, small meadow and formal gardens, incorporating a vegetable plot with fruit cage, log store and oil storage tank area. Further front and side gardens with fish pond, a variety of well stocked flowering shrub beds and mature trees.



Entrance Hall	10'6" x 10'4" (3.22 x 3.16)
Cloakroom	
Kitchen	16'10" x 8'10" (5.15 x 2.70)
Sitting / Dining room	30'10" x 10'5" (widening to 13'2") (9.41 x 3.20 (widening to 4.03))
Utility	6'3" x 5'6" (1.91 x 1.68)
First Floor	
Bedroom One	11'10" x 11'5" (3.63 x 3.50)
Ensuite	
Bedroom Two	9'8" x 8'1" (2.95 x 2.47)
Ensuite	
Bedroom Three	12'11" x 11'9" (3.96 x 3.60)
Office / Bedroom Four	13'4" x 13'0" (4.07 x 3.97)
Bedroom Five	11'8" x 11'5" (3.56 x 3.48)
Dressing room / Bedroom Six	17'3" x 8'0" (5.28 x 2.46)



Ensuite

Family Bathroom

8'3" x 6'7" (2.53 x 2.03)

EPC

65/D

Tenure

Freehold

Services

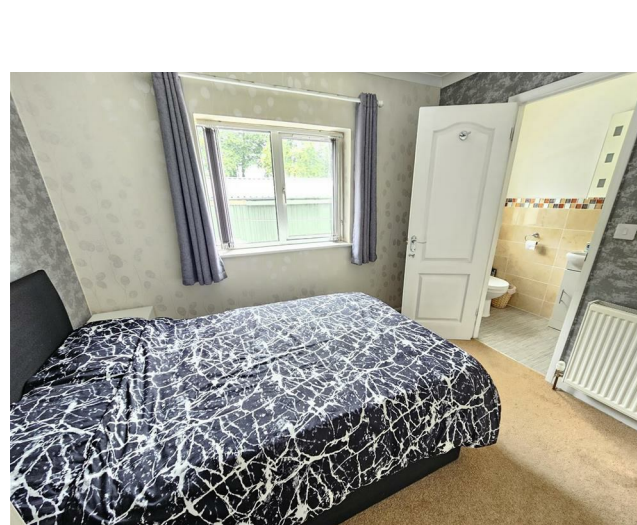
Mains electricity and water. Private drainage and oil heating.

Council Tax Band

C

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.





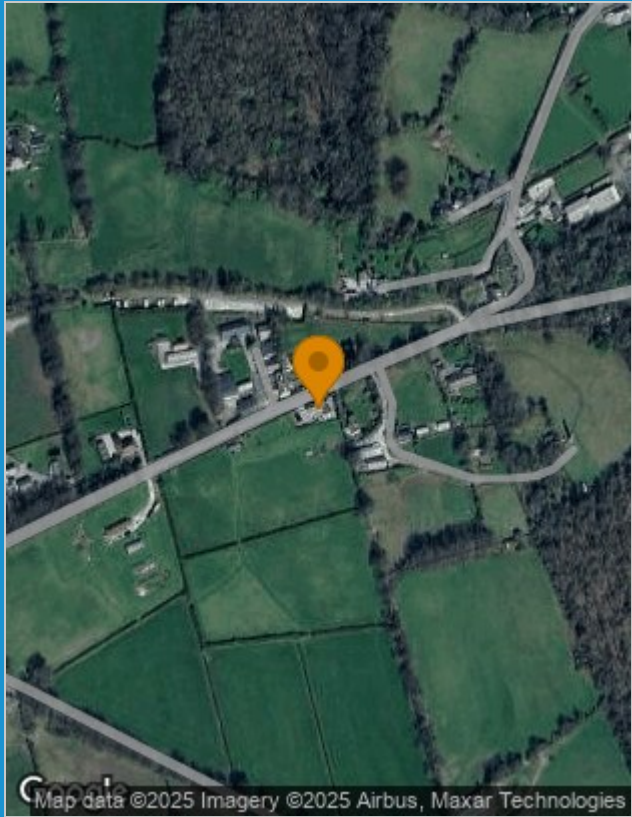
Floor Plans



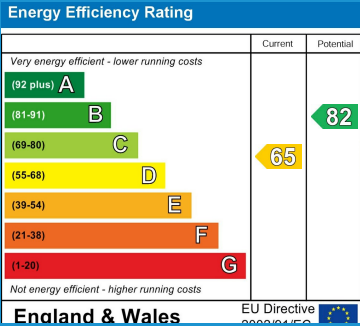
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location Map



Energy Performance Graph



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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