



Town • Country • Coast



Latchley, Gunnislake

Guide Price £1,100,000





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Nestled in the quiet hamlet of Latchley is this stunning barn conversion offering five double bedrooms, three bathrooms and superb open plan living. To enhance this, the barn overlooks it's own gardens and grounds extending to just over 10 acres, together with two stable blocks, garaging, car ports, extensive parking and a full size 40m x 20m Sandschool. The whole property commands a breathtaking panoramic view across open countryside. AVAILABLE WITH NO ONWARD CHAIN.

The accommodation, which is oil fired centrally heated and double glazed, briefly comprises, entrance porch, hallway leading to two ground floor bedrooms and a bathroom, well appointed open plan kitchen/dining room with patio doors and full height windows to the front elevation to enjoy the outstanding views. Sitting room with a contemporary modern wood burning stove and views over the land, stables and countryside. Utility/Boot room and useful pantry. On the first floor, two double bedrooms enjoy stunning views, served by a luxury bathroom. The master suite offers a dressing room, Juliet balcony to enjoy those views and a luxury bathroom.

Approached over its own private lane, the grounds extend to approximately 10 acres offering a fantastic vantage point to the panoramic countryside views. As you enter the grounds, a stabling block (with feed room, power and water) can be found. The drive meanders down past its own pasture land, with access to the sand and fibre sandschool, power connected (which was re-surfaced in 2021). A modern stable complex offers two workshops, tack room, two stables and triple car port, with concrete flooring, power and water. To the front of the property there are landscaped gardens framing the views, gated access leading to additional pasture land, useful machine store and yard area.

This is an outstanding property appealing to equestrian enthusiasts or those seeking a smallholding or rural retreat.



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Entrance Porch	5'4" x 5'2" (1.63 x 1.58)
Entrance Hall	
Kitchen/Dining Room	26'4" x 13'10" (widening to 17'4") (8.04 x 4.22 (widening to 5.30))
Utility/Boot Room	20'0" (max) x 5'4" (6.11 (max) x 1.64)
Pantry	5'4" x 5'3" (1.64 x 1.61)
Sitting Room	19'1" x 14'8" (5.84m x 4.48m)
Ground Floor Bedroom 5	9'11" x 7'5" (3.04 x 2.28)
Ground Floor Bedroom 4	10'5" x 8'7" (3.19 x 2.62)
Ground Floor Bathroom	6'2" x 5'6" (1.88 x 1.68)
First Floor Landing	
Master Bedroom	14'9" x 12'7" (4.51 x 3.84)
Juliet balcony with stunning views.	
Dressing Room	11'1" x 4'11" (excl wardrobes) (3.38m x 1.50m (excl wardrobes))
En Suite Bathroom	10'11" x 6'3" (3.35 x 1.92)
Bedroom 2	14'7" x 12'0" (4.47 x 3.66)
Bedroom 3	13'7" x 9'11" (4.15 x 3.04)
Bathroom	10'5" x 6'4" (3.19 x 1.95)
Tenure	Freehold



Services

Mains electricity, metered water, private drainage (Klargester Tank), oil fired central heating.

Council Tax Band

E

EPC

70/C

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

From Tavistock, follow the A390 into Gunnislake and turn right onto Delaware Road signposted to Latchley. Follow this road passing through Hingston Down Quarry Depot and take the second turning that is signed Latchley and follow this road down the hill for approximately half a mile, whereupon the property will be found on the left hand side, you will see stables just inside the gate. Follow this gravelled lane down to the property itself.





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

