

## Drakewalls, Gunnislake, PL18

Guide Price £495,000

4 2 2



A wonderful opportunity to purchase an extended four bedroom detached cottage situated on a 0.25 acre plot. The property benefits from a range of outbuildings, no onward chain and offers comfortable and practical accommodation for both entertaining and family life. The property previously had outline planning consent for a separate three bedroom detached house within the plot, offering a further development opportunity (subject to the necessary planning consent).

Situated within the village of Drakewalls and approximately 4.7 miles away from Callington and 5.6 miles from Tavistock. Amenities within the area include a convenience store with a petrol station, primary schools, pubs and a train station with regular trains to and from Plymouth.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Four Bedrooms
- Family Bathroom, Shower Room & Downstairs Cloakroom
- Private Driveway With Ample Parking
- Two Reception Rooms
- Detached
- No Onward Chain
- 0.25 Acre Plot
- Range Of Outbuildings
- Kitchen/Dining Room

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Approximate Area = 1629 sq ft / 151.3 sq m  
 Outbuildings = 620 sq ft / 57.5 sq m  
 Total = 2249 sq ft / 208.8 sq m

For identification only - Not to scale



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