



Newbridge, Gunnislake

O.I.R.O. £625,000

Riverfront Cottage plus Annexe - Idyllic Lifestyle Opportunity

 4/5 Bedrooms  2 Bathrooms  3 Reception Rooms

 EPC Ratings: Cottage - D (55)

Annexe - D (65)


MILLER
TOWN & COUNTRY



- » Sought-after Tamar River Frontage
- » Large Landscaped Gardens
- » 3 Bedroom Detached Cottage
- » 2 Bedroom Detached Annexe
- » Ample Parking
- » Idyllic River and Valley Views
- » Cornwall / Devon Border
- » Discreetly Hidden Away

The Property

Enjoy an idyllic waterfront lifestyle with gorgeous river and valley views, and the ability to paddleboard or kayak direct from your garden at Torrington House.

This charming 3 bedroom detached cottage sits within large landscaped gardens with frontage on to the beautiful River Tamar, and has planning permission in place to add a second floor if desired.

Within the grounds is a 1/2 bedroom detached modern annexe which offers the opportunity for multi-generational living, or home plus income, subject to the necessary consents.

The property is on the market for the first time in 30 years, and is an opportunity not to be missed with its unparalleled views of the 16th century bridge made famous in Turner's painting "Crossing the Brook".



The Cottage

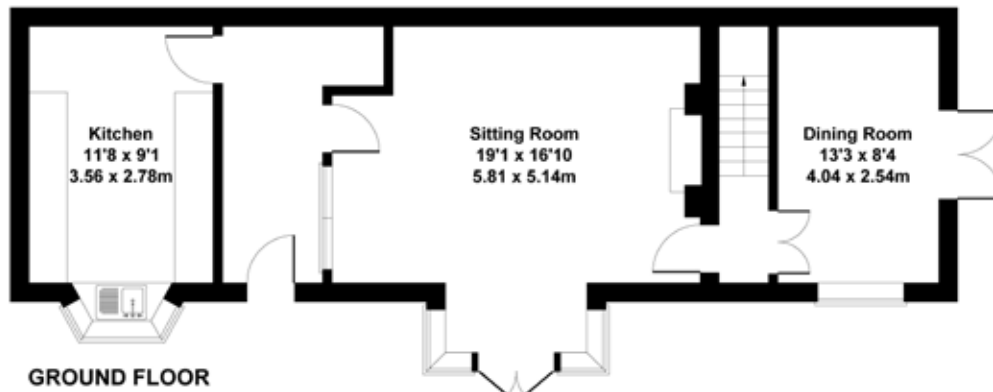
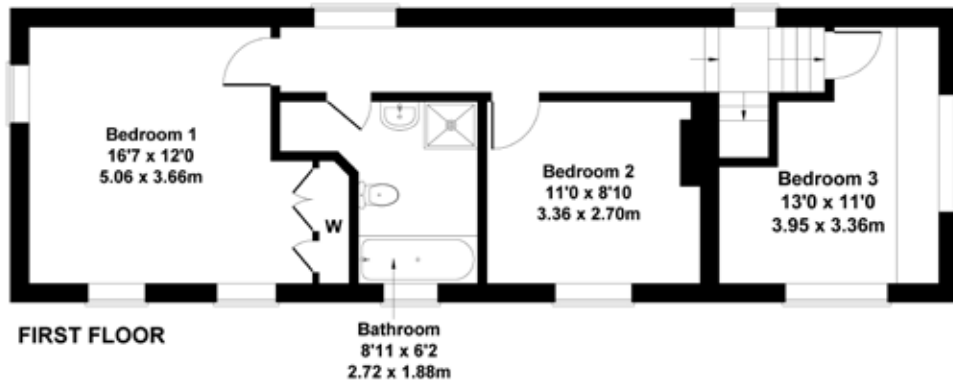
Set behind its own electric gates in a private and hidden away location within an Area of Outstanding Natural Beauty, Torrington House has had a considerable amount of updating done over recent years, but the property could still benefit from further improvement and extension with planning permission to extend in place. You enter into a pleasant reception hall, off which is a light & bright kitchen with bespoke beech-fronted timber cabinetry and bay window to the front.

There is a generous sitting room with glazed doors which can be thrown open to the gardens in the summer, plus a feature stone fireplace and a Dovre gas stove for chillier months. Off the sitting room is an inner lobby with stairs to the first floor, and beyond this is a dual-aspect dining room with lovely river and garden views. On the first floor all three bedrooms benefit from extensive views over the Tamar River and valley beyond, as does the family bathroom.



Approximate Gross Internal Area
1281 sq ft - 119 sq m

The Cottage



The Annexe



Cottage

Ground Floor

Hallway 5'3" x 11'10"
Kitchen 9'2" x 14'11" (into bay window)
Sitting Room 19'1" x 12'1" (up 16'1" into bay)
Inner Hallway 3'10" x 3'6"
Dining Room 11'1" x 13'0" max

First Floor

Split Level Landing 29'0" x 2'8"
Bedroom 1 15'3" x 12'1" (+ fitted wardrobes)
Bedroom 2 11'0" x 13'0"
Bedroom 3 11'0" x 8'10"
Bathroom 6'0" x 8'11"

Annexe

Ground Floor

Hallway 3'8" x 5'11"
Living/Kitchen/Diner 26'2" x 17'6"
Inner Hallway
Bathroom 9'5" x 5'4"

First Floor

Bedroom 1 15'9" x 18'3"
Dressing Room / Bedroom 2 10'4" x 18'2"

Services:

Mains electricity, water & gas. Both cottage and annexe have their own modern private drainage systems. Gas central heating.

Council Tax Band: E

Tenure: Freehold

Agent's Note: The Cottage sits within Flood Zones 2 & 1 (Environment Agency) though the vendor informs us that it has not flooded during their 30 year ownership.

Location

Torrington House sits within the wooded Tamar Valley, right on the Cornwall-Devon border. The nearby village of Gunnislake offers a range of local amenities including a Post Office, local store, supermarket, primary school, doctors' surgery and rail link to Plymouth & beyond. The nearby towns of Callington and UNESCO World Heritage Site of Tavistock offer a broader range of retail and services, and are both easily accessible by car. The area is an outdoor enthusiast's dream, with watersports on the Tamar River immediately accessible, and beautiful woodland walks available close by, including the 87 mile long Tamar Coast to Coast Way, running next to the property. Bodmin Moor and Dartmoor National Park are a short drive, and the south coast beaches are approximately 30 minutes' drive away.





Outside

The gardens are a particular feature of Torrington House - they have been extensively landscaped by the current owners with attractive terraced areas cascading down to the waterfront. There are a good number of cleverly designed areas to sit and enjoy the delightful setting while following the sun around throughout the day, with the properties enjoying a southerly aspect in the main, to make the most of the spring and summer sunshine. In front of the cottage is provision for a large patio area, with steps and paths leading down to the seating areas. Below this are lawned and lightly wooded areas, as well as a small cave with running water feeding into a wildlife pond, which in turn drains into the Tamar River. There is approximately 50m of raised bank river frontage, which includes steps down to a launching spot for kayaks or paddle boards.

The property is approached via double electric gates, which lead to a large gravel parking and turning area, and there is ample space for a garage or carport if desired, subject to the necessary consents. The property sits on a generous plot, with the modern detached annexe situated at the top of the plot with its own private area of garden, patio and level lawn, as well as steps up to a private seating area overlooking the Tamar Valley. The garden and driveway then drop down to the cottage, where there is further provision for parking.

The Annexe

The annexe has a much more modern and contemporary feel about it and offers an entrance vestibule area leading to an open plan kitchen/living/dining area with modern kitchen units and appliances, and there is a recently updated ground floor bathroom/WC.

The first floor is currently laid out with one large double bedroom and a dressing room which could easily be modified to create two bedrooms if required.





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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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