



GUNNISLAKE

GUIDE PRICE **£220,000**

Beautiful Character Cottage

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (63)

MILLER TOWN & COUNTRY  
exp UK



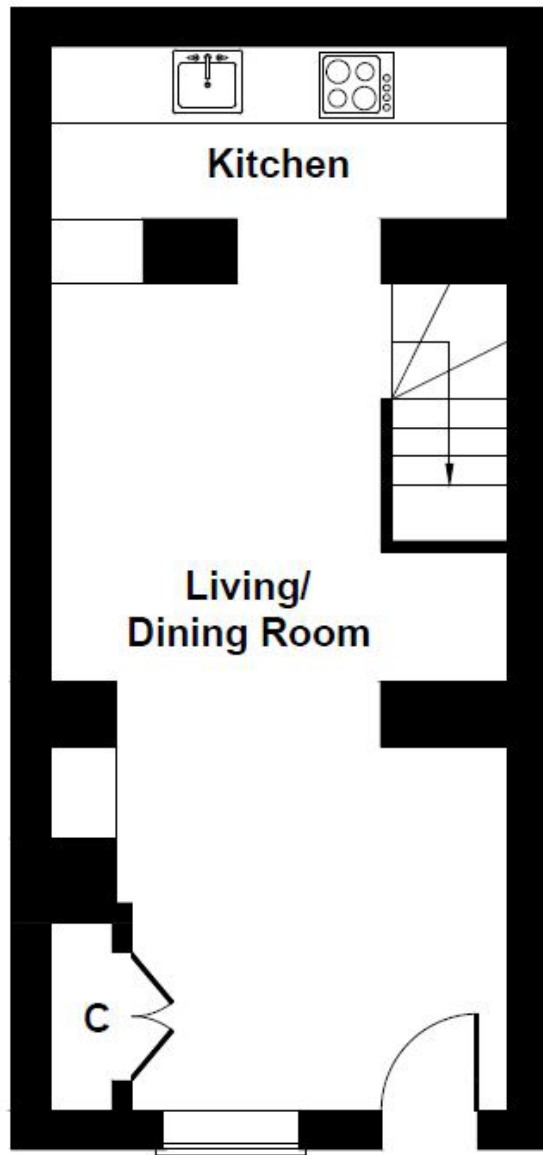
- » Peaceful Location
- » Open Plan Living/Dining Room
- » Slate Floors and Log Burner in Living Room
- » Modern Kitchen and Bathroom
- » 2 Bedrooms
- » Mature Garden and Stone Shed
- » On Road Parking

## The Property

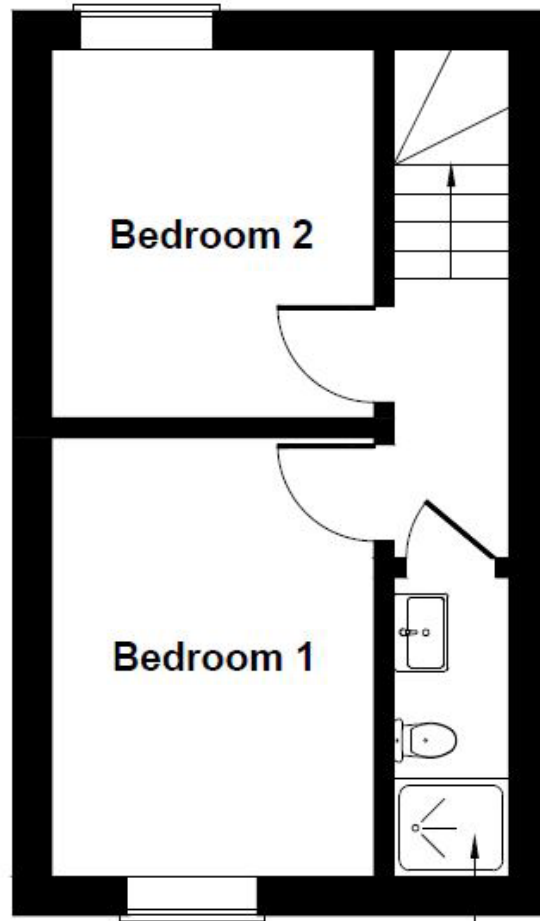
Located in a quiet spot within a short walk to the river and footpath, this beautiful cottage, set back from the road, is the perfect mix of character and modern. Having meandered through the mature gardens to the front door, you are welcomed into the living area, complete with slate floors and stone fireplace housing a recently installed woodburner. The room opens to the dining area, with a perfect nook for a desk under the stairs, and an open doorway to the modern galley kitchen. The kitchen has been cleverly thought out with an excellent use of space and velux window providing natural light. Upstairs are two bedrooms and a modern shower room with sky light. There is also a loft complete with Velux windows.

## Location

The village of Gunnislake sits in the Tamar Valley, offering pretty country and river walks on the doorstep. Situated on the Cornwall-Devon border and between the towns of Tavistock and Callington, both an easy 7 to 10 minutes' drive away. The village itself is well served with amenities and there is a regular bus service as well as a rail link to the nearby maritime city of Plymouth where one can access the main Penzance to Paddington line.



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

## Accommodation

### Ground Floor

Living Area 11'3" x 11'6"

Dining Area 12'7" x 8'0"

Kitchen 11'9" x 4'4"

### First Floor

Bedroom 1 8'6" x 11'2"

Bedroom 2 8'2" x 9'2"

Bathroom 6'5" x 5'5"

Shed 4'6" x 5'5"

### Outside

At the top of the garden through the gate is a gravelled courtyard with the stone shed, a perfect spot for pots. An open access leads to a path through lawns, and mature borders leading to a patio seating area. All very private with wall and hedge boundaries.

**Services:** Mains electric, gas, water and sewerage.

**Council Tax Band:** B

**Tenure:** Freehold



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01822 617243 | [tavistock@millertc.co.uk](mailto:tavistock@millertc.co.uk)

[www.millertc.co.uk](http://www.millertc.co.uk)

2 Drake Road  
Tavistock Devon, PL19 0AU



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Tavistock 01822 617243  
Okehampton 01837 54080

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