



ALBASTON

O.I.R.O £600,000

Spacious 3 Bed Dormer Bungalow Set in Approx 5 Acres w/ Stables

 3 Bedrooms

 3 Bathrooms

 1 Reception Rooms

 EPC Rating: D (57)

MILLER TOWN & COUNTRY
exp UK



- » 3 Bedroom Detached Dormer Bungalow.
- » Large Kitchen Dining Room
- » Spacious Living Room
- » Approximately 5 Acres of Land
- » Stables and Field Shelter
- » Large Garage Workshop
- » Idyllic Rural Hide Away
- » Ground Source Heating + Photovoltaics
- » Close to Sailing, Paddleboarding or Kayaking

The Property

The property is a well proportioned three double bedroom detached home set within its own grounds with a large garage workshop, further detached stone workshop, stables and a field shelter. The property has been a long term project for the current owners over the last decade and although there is some cosmetic finishing required the main works have been completed and signed off with building control. The spacious kitchen/breakfast room makes a wonderful hub for the home, having a traditional farmhouse style feel, and the generous living room is triple aspect with a central fireplace and inset stove. There is a large Utility and separate boot room ideal for wellies, wet coats and wet dogs and a ground floor shower room/WC. The property has been thoughtfully designed with reduced running costs and the environment in mind and enjoys Ground Source Heating with underfloor heating throughout, Solar panel for water and also Photovoltaics for electricity.

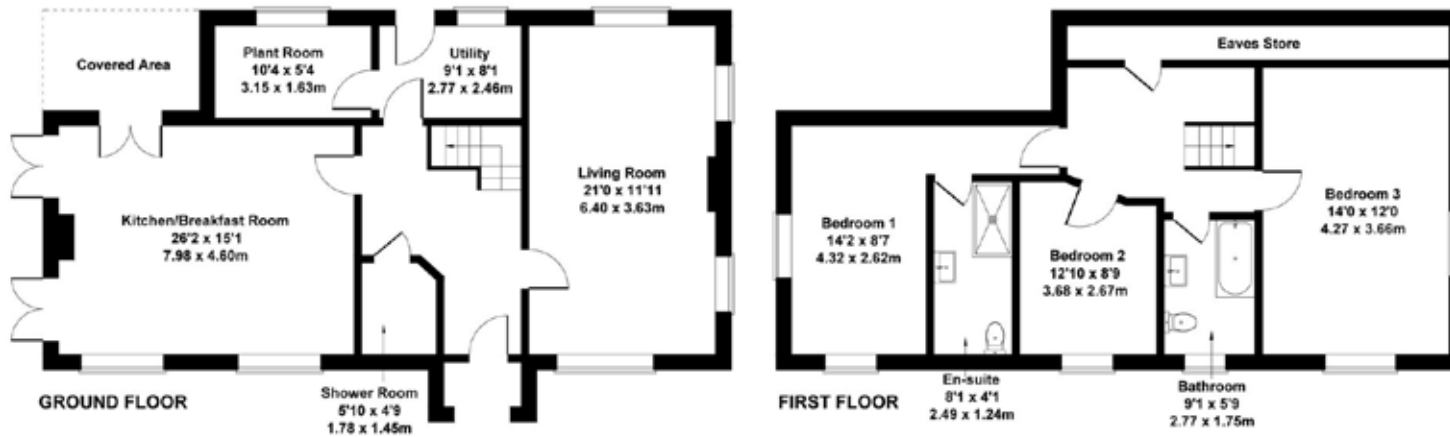


Accommodation

There is a covered storm porch which leads into a spacious reception hall with stairs leading to the first floor. There is a large living room and a very generous modern kitchen breakfast room which can accommodate a large farmhouse style table and chairs comfortably. There are three sets of french doors from the kitchen out to the gardens and grounds. At the rear of the property is a large boot room/utility and additional plant room. On the first floor is a galleried landing, a family bathroom and three well appointed bedrooms, the principal bedroom having its own en- suite facilities.



Approximate Gross Internal Area
1538 sq ft - 143 sq m



Not to Scale. Produced by The Plan Portal 2024
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Location

Set down an unmade track, the property is tucked away in an idyllic rural setting between the villages of Gunnislake and Calstock and has easy access to a wide range of local amenities, including post office, small supermarket, doctors and schooling. There is a rail link in to both the nearby villages to the nearby maritime city of Plymouth. The Tamar valley itself offers superb country and river walks and access to places such as The National Trusts Cotehele House and Buckland Abbey. The nearby towns of Callington and Tavistock offer a broader range of amenities such as a selection of supermarkets and retail outlets as well as secondary schooling.

Ground Floor

Hall 10'3" x 13'0"
Kitchen 26'2" x 15'1"
Living Room 11'11" x 21'0"
Utility 9'1" x 8'1"
Plant Room 10'4" x 5'4"
Shower Room 4'9" x 5'10"

First Floor

Bedroom 1 8'7" x 14'2"
En-Suite 4'19" x 8'24"
Bedroom 2 12'0" x 14'0"
Bedroom 3 12'10" x 8'9"
Bathroom 9'1" x 5'9"

Services: Mains water, electricity. Private drainage. Ground source heat pump. Photovoltaic panels on garage roof and solar panel for water on main residence.

Council Tax Band: D

Tenure: Freehold

Agent's Note: We understand that the neighbouring property retains a right of pedestrian access across the land, should their primary access means be unavailable.





Outside

As one comes off the track into a private driveway there is plenty of parking for numerous vehicles and a useful range of buildings. The gardens wrap around all four sides of the property and there is also a lovely strip of woodland offering screening as well as being an ideal situation of chickens or pigs if one wanted. There is then a singular field enclosure currently sub divided by electric fencing into smaller paddocks. There is a block built stable block with tack room 4'9" x 11'5" and two stables measuring approximately 11'10" x 11'5" each. There is a covered yard area along the front of the stables providing cover for mucking out or tacking up. Half way down the field is a further field shelter. There is a large detached Garage/Workshop measuring 20'5" x 37'5" with power and light and a further lean to storage area along one side measuring 3'6" x 24'2". Detached stone workshop measuring 26'11" x 10'3".





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