



THE NOOK

O.I.R.O **£335,000**

Spacious Detached Cottage in Approx. 2 Acres of Woodland Garden

 3 Bedrooms

 1 Bathroom

 3 Reception Rooms

 EPC Rating: E (40)

MILLER TOWN & COUNTRY
exp UK



- » Spacious Detached Cottage
- » Large Woodland Plot
- » In need of Refurbishment and Modernisation
- » Large South Facing Patioed Garden
- » Double Glazed
- » Oil Heating
- » Semi Rural Location

The Property

This wonderful property requires a degree of modernisation and refurbishment but offers itself as a great opportunity to create an amazing forever home. The property and gardens enjoy a southerly aspect with far reaching views across the valley and surrounding countryside. This really is a great lifestyle opportunity with the ability to move in and simply do one room at a time if required. There are three reception rooms, kitchen and cloakroom/wc on the ground floor, as well as a large conservatory style front porch. On the first floor are three generous sized bedrooms, a family bathroom. A second staircase leads up to a potential fourth bedroom/home office.

Location

The property sits just outside the village of Calstock and with easy access to Drakewalls and Gunnislake, all three offering a good selection of primary schooling, post office and shops. Calstock itself is a popular village with access to the River Tamar for those who enjoy sailing, kyaking or paddle boarding.

Accommodation

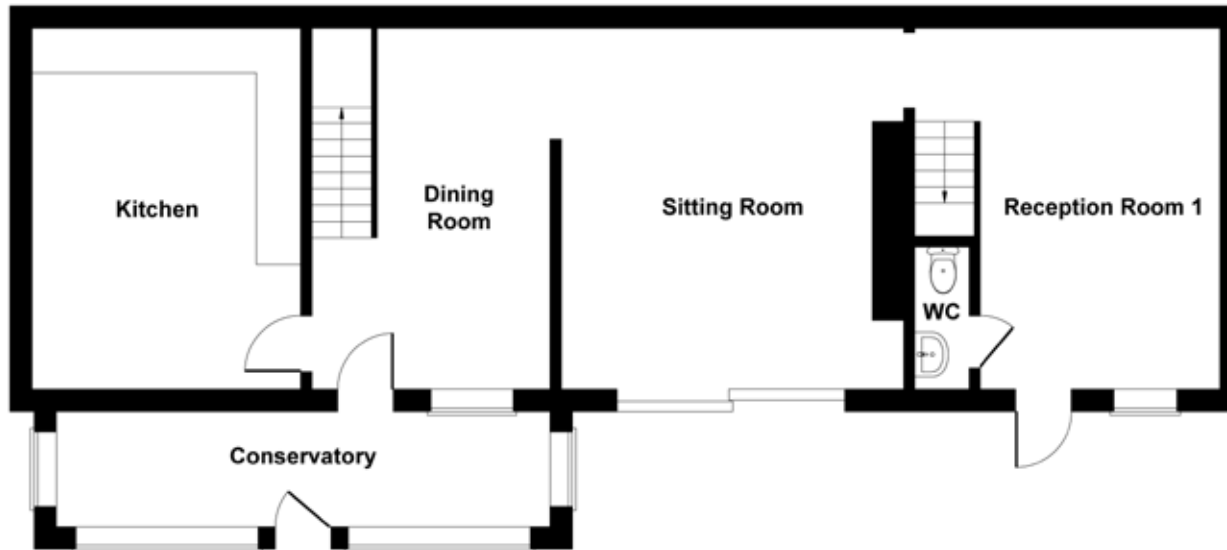
A long conservatory style porch runs across a good proportion of the front of the house, offering a sunny area to relax as well as a useful area for coats and boots. A timber front door leads into the dining room with beams and a window to the front with open views. The kitchen and living room are both generous spaces with an open fire and large double glazed sliding patio doors leading out onto the south facing patio gardens. Beyond the living room is a further reception room with a second staircase to an independent fourth bedroom/home office and under the stairs is a cloakroom/WC. This could potentially create a small annexe space if required.



The Nook



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch/Conservatory 20'3" x 4'7"
Dining Room 13'2" x 11'3"
Kitchen 9'2" x 11'11"
Living Room 15'0" x 11'8"
Third Reception Room 11'5" x 11'6"
Cloakroom/WC

First Floor

First Floor Landing 14'6" x 3'8"
Bedroom 1 15'1" x 11'11"
Bedroom 2 9'2" x 12'2"
Bedroom 3 6'3" x 9'0"
Home Office/ Potential Bedroom 4 11'6" x 11'5"
Bathroom 6'10" x 8'3"

Outside

Large patio and approx 2 acres of woodland gardens, polytunnel, small shed, detached store barn and off road Parking.

Services:

Mains electricity and water. Private drainage
Oil-fired central heating. Broadband connected

Council Tax Band: D

Tenure: Freehold

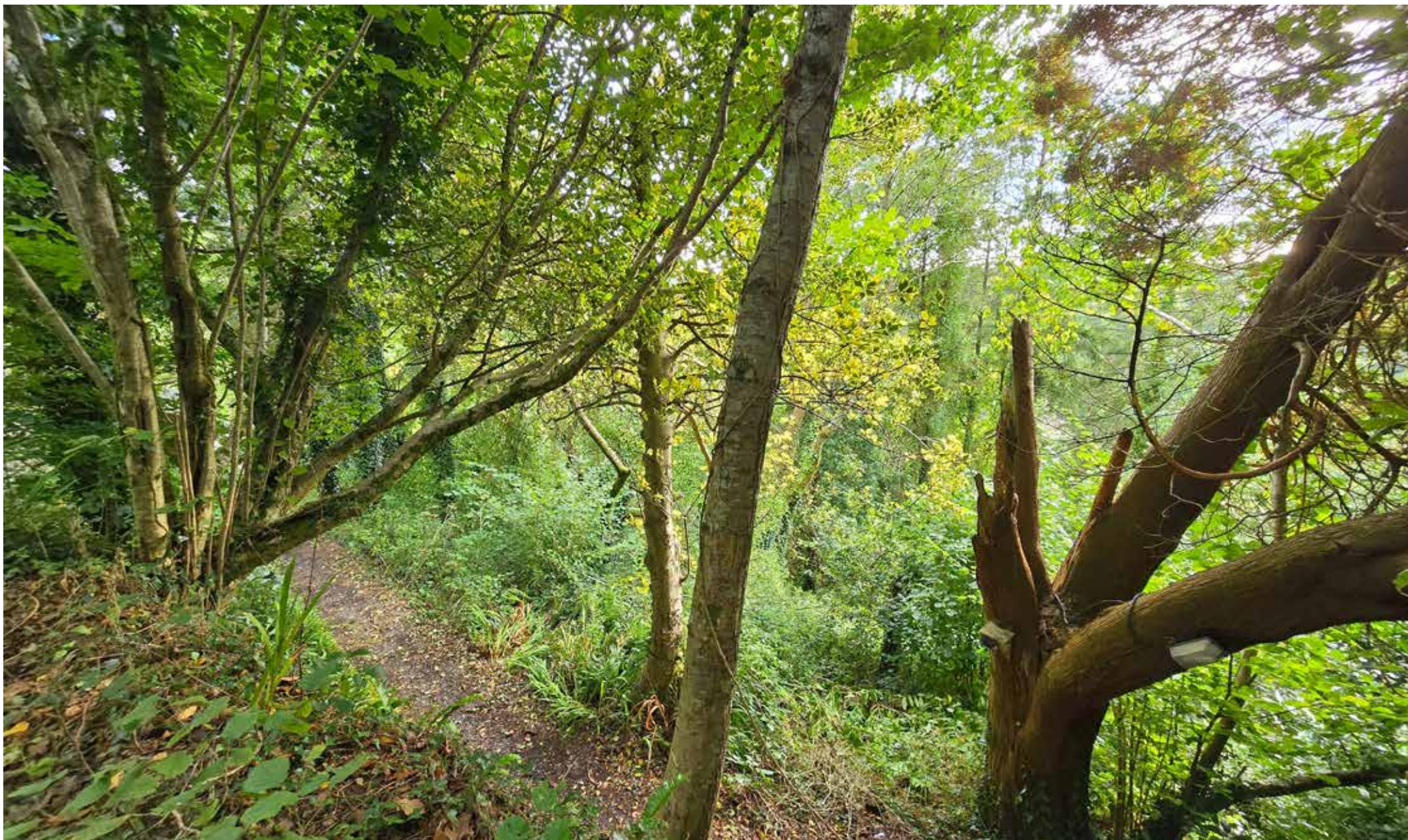




Outside

Outside is a large south facing patio garden that runs the whole length with a useful storage shed/log store. A door from the rear of the store gives access to steps that lead down to a large polytunnel and into the sloping gardens which we understand to be approximately two acres in total and extends to a level plot, behind the property to the other side of the lane. The grounds are predominantly sloping wooded gardens but they have been let go a little over recent years and will need reinstating but they have some wonderful stock plants in and at some point would have been a delightful garden space as well as making an amazing adventure ground for children and pets alike. There is a detached stone barn within the grounds and a run down timber shed. Parking is a little restricted at present, but one could create a more effective parking area subject to the necessary consents.





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