



HILLCREST
OIRO £235,000

Spacious Four Bedroom Cottage in the Heart of this
Popular Tamar Valley Village. Gunnislake

MILLER TOWN & COUNTRY
exp UK



- » Deceptively Spacious Four Bedroom Cottage
- » Well Presented Throughout
- » Gas Central Heating
- » Double Glazed
- » Garage & Parking for 2 cars
- » Central Village Location
- » Close to Amenities, Bus and Rail links.

The Property

An exciting opportunity to acquire a spacious four bedroom cottage in a central location with bus/rail links and a wide range of local amenities. The cottage has been a much loved home for the owners for many years, offering a great deal of versatility. One enters through a gate and path and steps lead to a side door which comes into an entrance hall, leading to a sitting and dining room offering charm and character. To the right of the entrance hall is a generous dual aspect modern kitchen with a good range of fitted cupboards and work top space. There is also off the hall a Cloakroom/WC. The dining room has steps to a third reception room which is believed to have been originally a shop, but now serves as a hobbies room/home office. On the first floor are two bedrooms, one with an en-suite shower room/WC and on the second floor are two further bedrooms and a bathroom.



Outside


















To the side of the property is a gate leading into the walled courtyard styled garden with a useful block built workshop. The gardens wrap around the kitchen extension and lead to an enclosed and private level lawn, which offers a private sun trap in the summer months. Nearby is a separate area of land with a detached former garage/workshop and parking for 2 cars.



Location

Gunnislake is an historic village setting on the banks of the River Tamar and on the county border between Devon & Cornwall. The village is well serviced with local shops and stores, a post office, primary school and a doctors. There are road, rail and bus services to and from the village. The nearby towns of Tavistock and Callington offer broader retail outlets and secondary schools whilst Plymouth is easily accessible. The Tamar Valley is famed for its beautiful countryside and river walks.

KEY INFORMATION

 4 Bedrooms	 EPC Rating: E (54)
 2 Bathrooms	 Council Tax Band: C
 3 Reception Rooms	 Tenure: Freehold
 Parking for 2 & Garage	 Broadband: FTTC *
 Not Listed	 Mobile Signal: Likely indoor and outdoor likeley *
 Heating: Gas	 No
 Utilities: Mains electricity, water and drainage	* Per Ofcom
 Restrictions: None known	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known but high risk area for surface water	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: Yes	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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