



The Nook

GUIDE PRICE **£300,000**

Spacious Detached Cottage in Approx. 2 Acres of Woodland Garden

CALSTOCK

MILLER TOWN & COUNTRY
exp UK



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The Nook

- » 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 unique 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.



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.





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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 area 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.

Location

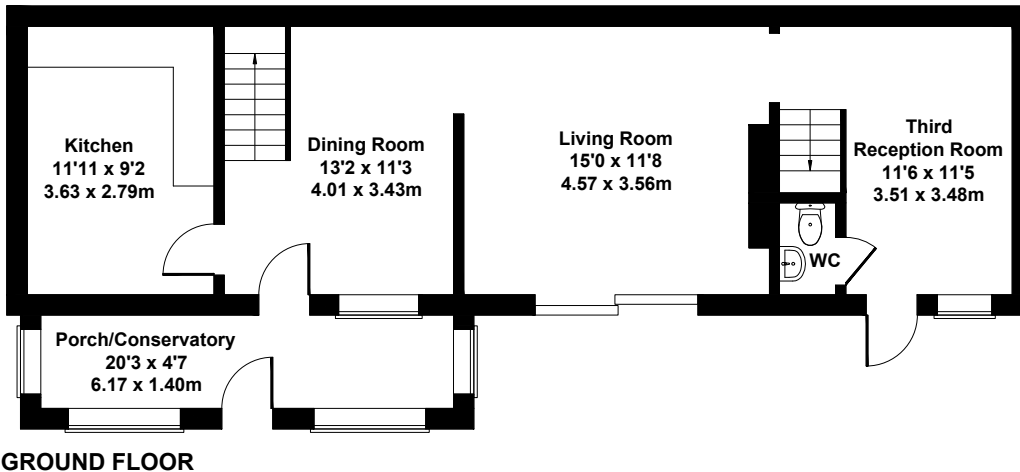
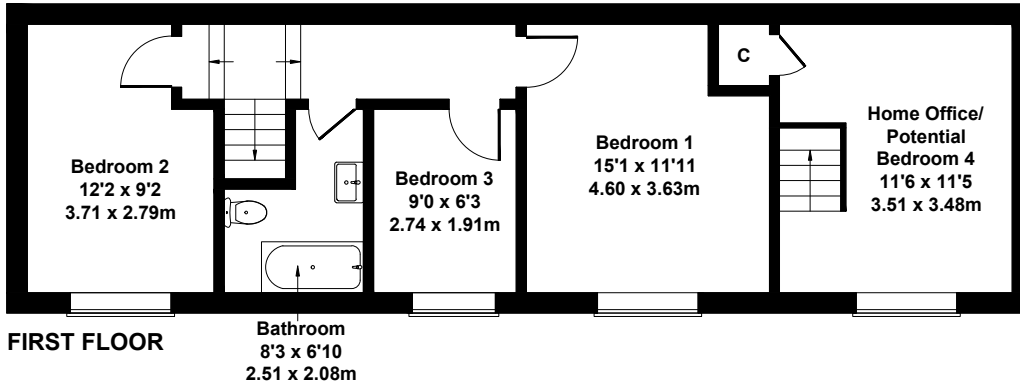
The property sits just outside the village of Calstock and with easy access to Drakewalls and Gunnislake, all three offering a good selection of primary schooling, post office and shops. Calstock itself is a popular village with access to the River Tamar for those who enjoy sailing, kyaking or paddle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





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Approximate Gross Internal Area
1386 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Agent's Notes

Title is currently unregistered and Mundic has been found in the porch at the front only. There has also been a damp report carried out indicating works are required. Please ask the agent for more details.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Restricted
- Not Listed
- Heating: Oil
- Utilities: Mains electricity, water & gas. Private drainage * Per Ofcom
- Restrictions: Title currently unregistered
- Easements, Wayleaves: None known
- Public Rights of Way: None Known
- Flooding: None known
- Notable Construction Materials: Mundic porch at the front
- Building Safety Concerns: Damp/mould, flooring in the home office/ potential bedroom 4
- Mining Area: Yes - Calstock postcode
- Planning Permission / Proposed Developments: None known
- EPC Rating: E (40)
- Council Tax Band: E
- Tenure: Freehold
- Broadband: ADSL *
- Indoor - Limited
Outdoor: Likely *
- Not suitable for wheelchair users

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