



2, THE SQUARE  
OFFERS OVER £300,000

Delightful Cottage with Pretty Gardens & Parking  
HIGHER METHERELL

MILLER TOWN & COUNTRY  
exp UK





- » Recently Refurbished
- » Three Bedroom Cottage
- » Spacious En Suite Shower & Family Shower Rm
- » Living / Dining Room with Original Features
- » Modern Galley Kitchen & Utility Room w.WC
- » Mature Cottage Garden
- » Parking for at Least Two Cars

## The Property

Found by meandering through a colourful mature cottage garden, this pretty three-bedroom cottage has recently undergone full refurbishment and is ready for the next custodians to move straight into. Inside, the modern galley kitchen is complemented by the utility room and all-important WC and looks directly over the gardens. The living room / dining room has been sympathetically modernised and has managed to keep the original character, drawing your eye to the all the beams and nooks. Upstairs the main bedroom is a sizable double with a large modern en-suite bathroom. The two other bedrooms are doubles or good sized single rooms and are serviced by a modern shower room.



## Outside

From the front gate, a gravelled path leads you through a mature cottage-style garden with plenty of colour and shallow steps lead to a seating area under the dappled shade of a tree. At the side, there is space for storage along with raised beds currently growing roses up the trellis, and plenty of room to enjoy a cup of tea in the peace. A path to the side leads past the neighbouring cottage and on to the gravelled parking area where there is space for at least two cars to park in tandem.







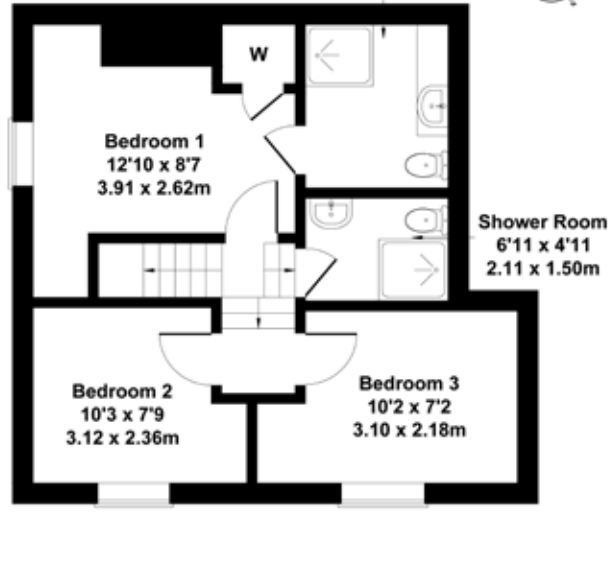
## 2, The Square

Approximate Gross Internal Area  
904 sq ft - 84 sq m

En-suite  
7'10 x 6'10  
2.39 x 2.08m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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## Location

Metherell is a peaceful village in the East of Cornwall with plenty of countryside walks from your doorstep. The villages of Gunnislake and Calstock are situated around two miles away, both offering local amenities such as doctors' surgeries and local shops as well as public houses, cafes and riverside walks to nearby Cotehele. Both Gunnislake and Calstock are also on the branch line into Plymouth. There is a regular bus service between Metherell and nearby towns Tavistock and Callington, where you'll find secondary school options and a choice of supermarkets for your 'big shop'

**Agent's Note:** Property has ROW over neighbour's path between parking area and garden

## KEY INFORMATION

	3 Bedrooms		EPC Rating: E (52)
	2 Bathrooms		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	Parking for 2+ Cars		Broadband: Ultrafast (FTTP)
	Not Listed		Mobile Signal: Indoor limited, Outdoor likely
	Heating: Electric		Not suitable for wheelchair users
	Utilities: Mains electricity, water & drainage		
	Restrictions: Title available on request		
	Easements, Wayleaves: Title available on request		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Historic mining area		
	Planning Permission / Proposed Developments: None known		

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### VIEWING:

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