



BEECHFIELD
O.I.R.O. £650,000

Spacious 4/5 Bed Home with Gardens, Paddock & Views
COX PARK, TAMAR VALLEY

MILLER TOWN & COUNTRY
exp UK

B

Beechfield

- » Spacious 4/5 Bedroom Property
- » Paddock & Gardens Approaching 2 Acres
- » Large Agricultural Building / Workshop
- » Fantastic Countryside Views
- » Versatility for Multi-Gen Living if Desired
- » Easy Access to Outriding & Walks
- » Close to Callington & Tavistock

The Property

Are you looking for a substantial and versatile property in a beautiful rural setting which offers the potential for two-family occupation?

Beechfield is a detached split-level home which offers lateral living for those with mobility challenges, extensive reception space and up to 5 bedrooms, 3 of which are en suite. The property is set in a large plot approaching 2 acres of wrap-around gardens and a paddock. There is also a large workshop/outbuilding for the hobbyist and just spectacular long range views!



Accommodation

The lower ground floor includes the majority of the reception space for the home, and is accessed from the rear of the property. One enters a large reception hall off which is a WC and access to a large well-equipped kitchen. The kitchen leads into a generous dining area and a spacious, semi open plan sitting room. This fantastic room is triple aspect and enjoys uninterrupted views over the surrounding countryside with a log-effect electric fire for those cozy winter evenings in. The upper ground floor has a separate entrance at the front of the property and further reception hall with stairs leading down to the lower ground floor hall. A spacious master suite has been created via the combination of two double bedrooms, allowing for bedroom, large dressing room and en suite in the current configuration. There are two further double bedrooms with en suite shower rooms off and an additional double bedroom with a bow window to the front. This floor is completed by a family bathroom with bath and separate shower cubicle as well as a further sitting room/snug with bow window and wood burning stove. All the accommodation is light and airy, and the rooms are well-proportioned throughout.





B

Beechfield





Outside

Beechfield is approached by a private drive leading down the side of the property and around to the rear where there is a large parking and turning area. A substantial detached barn/workshop measuring 20' x 44'9" here provides all sorts of opportunities for the hobbyist or classic car enthusiast in the family. With power and light connected as well as a woodburning stove to keep the occupants warm in the chillier months, this is a fantastic asset to the property! The gardens wrap around the other three sides of the property with an array of mature shrubs and small trees to the front and side. Beyond the drive and parking area is a larger lawned area just waiting for the keen landscape gardener to sink their teeth into! The beautiful, long-range views are visible from the side and rear gardens and create a lovely backdrop to al fresco dining or evening cocktails with friends. To the side of the lawned rear garden is a further area which has historically been a productive fruit and vegetable garden and could easily be reinstated. Below the gardens is a generous pony paddock and at the far end is a further small paddock. The plot extends to approximately 1.9 acres in total.

Location

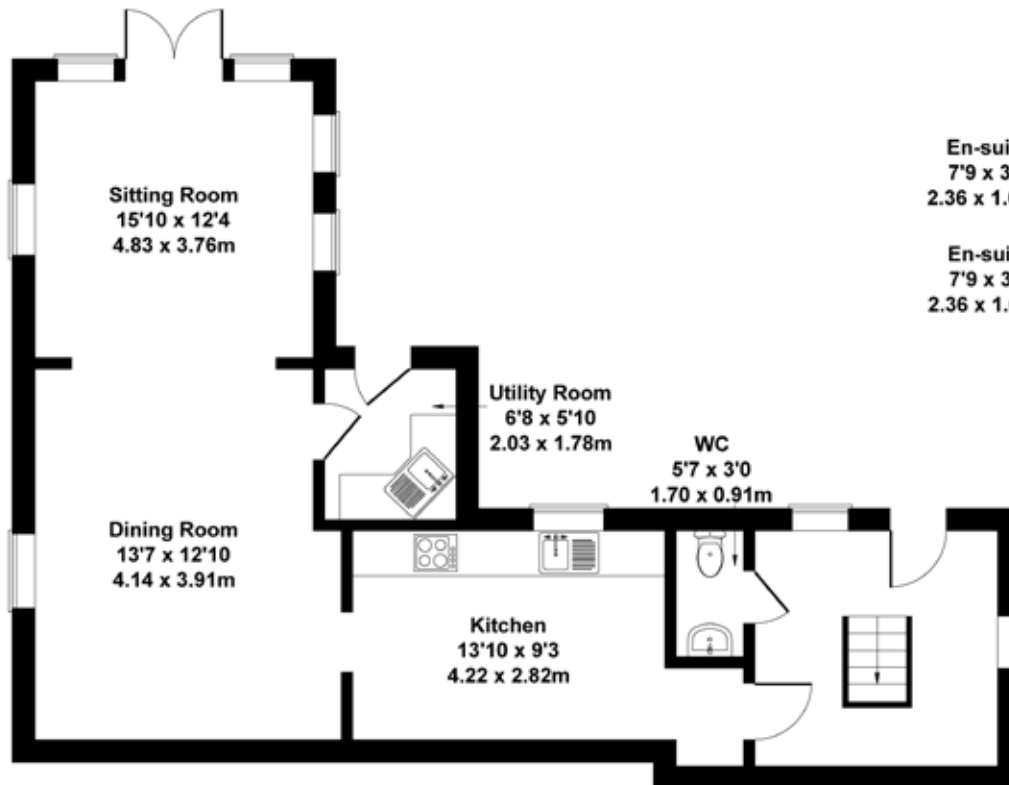
Cox Park is situated in a tucked away location within the Tamar Valley with easy access to woodland and country walks or out-riding. There are scenic river walks nearby at Cotehele and Calstock and the latter also gives access to the waterfront for those who enjoy paddleboarding or kayaking.

The nearby village of Gunnislake offers the key amenities including doctors' surgery, primary school, post office and stores, and the station there provides a useful rail link to Plymouth. The towns of Tavistock and Callington are slightly further afield but still easily accessible, offering more comprehensive shopping and schooling as well as a wide range of leisure facilities, cafes and restaurants. You are also within easy reach of Launceston, Saltash and the city of Plymouth by car.

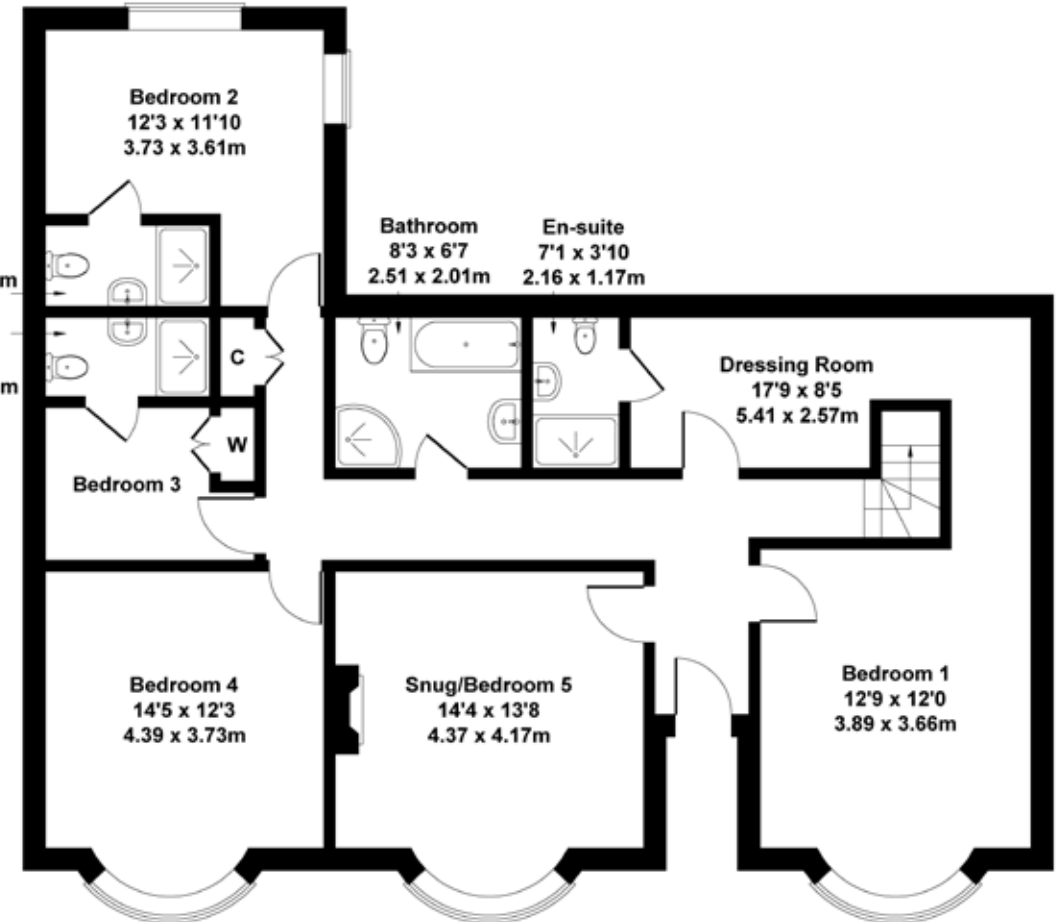


Beechfield

Approximate Gross Internal Area
1888 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR

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



Agent's Notes Small paddock furthest away from house was previously part of East Cornwall Mineral Railway (no longer operational).

KEY INFORMATION

	4/5 Bedrooms		EPC Rating: D (57)
	4 Bathrooms		Council Tax Band: C
	3 Reception Rooms		Tenure: Freehold
	Extensive driveway parking		Broadband: FTTC
	Not listed. Cornwall & West Devon Mining Landscape WHS. Tamar Valley AONB		Vendor reports good signal outdoors and indoors with EE
	Heating: Oil		Lateral living
	Utilities: Mains electricity, and water. Private drainage		
	Restrictions: Mineral rights excluded		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Yes - historic metalliferous mining and modern aggregate quarrying (approx. 400m distant as crow flies)		
	Planning Permission / Proposed Developments: Property across road has permission to demolish existing barn and erect 2-bed dwelling		

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01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road | Tavistock,
Devon, PL19 0AU



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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