



TAMAR VALLEY COTTAGE & BARN
GUIDE PRICE **£550,000**

**Detached Cottage & Barn set in Large Plot in Tamar Valley
GULWORTHY**

MILLER TOWN & COUNTRY
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TVC

Tamar Valley Cottage

- » Detached Period Cottage
- » Detached Residential Converted Barn
- » Cottage in Need of Refurbishment
- » Approx. 0.7 Ac. Plot with Woodland Gardens
- » Ideal Home & Income or Multigen. Living
- » Devon/Cornwall Border Location
- » Idyllic Tamar Valley Setting



The Property

Tamar Valley Cottage & Barn presents a great opportunity to acquire two detached full residential properties set in a rural plot of approx. 0.7 acres total located in the idyllic Tamar Valley. With one property move-in ready and the other requiring some remedial works, this property offers an opportunity to add value via a manageable project and achieve home + income or multi-generational living in the future.

Accommodation - The Cottage

The original single storey lodge-style cottage is a wonderful period property which is in need of some refurbishment and TLC – a great framework for you to create your ideal home upon. This cottage has wonderful character via gothic-style architecture including original arched windows, vaulted beamed ceilings, feature fireplaces and wide-plank wooden floors.

The current configuration includes a large kitchen/dining room, sitting room, three bedrooms and a family bathroom. Two of the bedrooms have mezzanine areas above, taking advantage of the high vaulted ceilings and creating useful sitting or storage areas, with one of the staircases cleverly incorporating storage into each step.

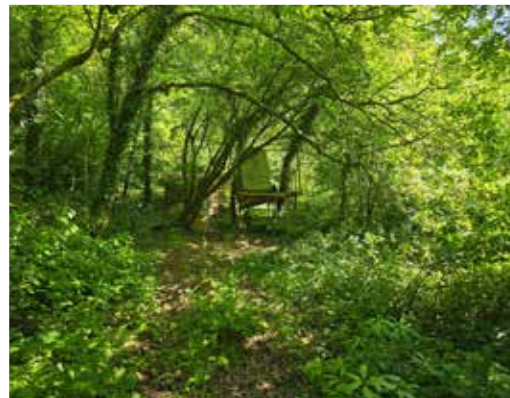


Accommodation - The Barn

The detached converted stone barn has a separate entrance and driveway with parking for several cars. Over recent years, this property has been a highly successful holiday let for the current owners, though as it has full residential planning, it could equally serve as an independent property for rental or for dependant relatives. Another great option would be to live in the barn while refurbishing the cottage.

On the ground floor is a spacious living / dining room with wall of windows at one end and log burner for cosy winter evenings. At the other end of the building is modern kitchen with feature stone wall, made light and bright by the large Velux window in the vaulted ceiling. A modern bathroom is located between the kitchen and sitting room. Spiral stairs lead up to the first floor which has two double bedrooms and a further shower room.





Outside

The property sits within an approximately 0.7 acre total plot with areas of formal lawn gardens, shrubs, woodland and decking. Lawned gardens surround the cottage and barn. From here, a gate and path lead into an area of woodland and up to a large, decked sun terrace and summer house / storage shed which has previously been used by the current owners for BBQs with friends and family.

On the opposite side of the road is a further area of land also belonging to the cottage, historically used by the current owners to raise pigs, chicken and bees as well as for cultivating fruit and vegetables, but this area is currently overgrown in the main. There is also a useful garden shed. The vendor informs us that the property's private drainage system and soakaway is located in this area of land.

Location

Gulworthy sits on the Devon/Cornwall Border, within the picturesque Tamar Valley, mid-way between the towns of Callington and Tavistock. The nearby village of Gunnislake offers a wide range of amenities including primary school, public house, post office and store as well as a rail link to Plymouth. Tavistock is a UNESCO World Heritage market town with a rich history and attractive architecture. The Pannier Market off the central square is the bustling hub of the town and includes a food hall and a wide range of retail outlets. Further primary and secondary schooling is located in the town, in addition to the private Mount Kelly College. The maritime city of Plymouth is accessible by car, bus and rail, and offers a comprehensive commercial and retail centre.



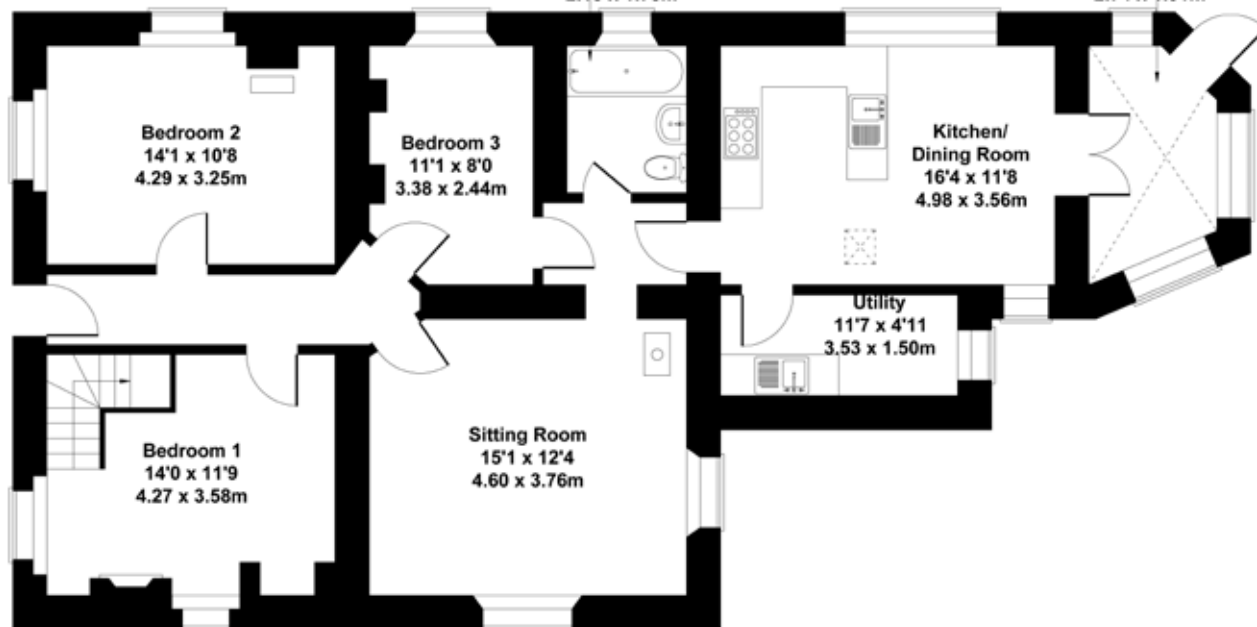
Tamar Cottage

Approximate Gross Internal Area
1201 sq ft - 112 sq m



Bathroom
7'2 x 5'10
2.18 x 1.78m

Conservatory
9'0 x 6'3
2.74 x 1.91m



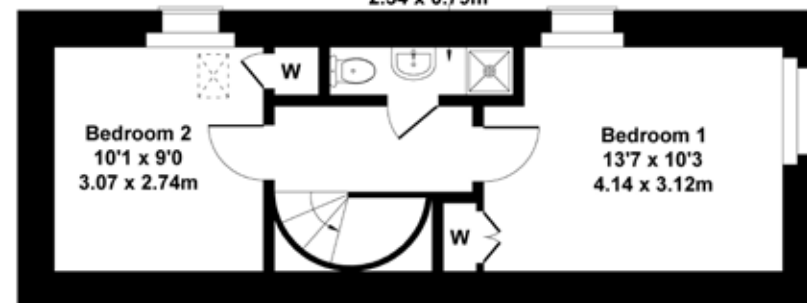
Not to Scale. Produced by The Plan Portal 2025
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Tamar Barn

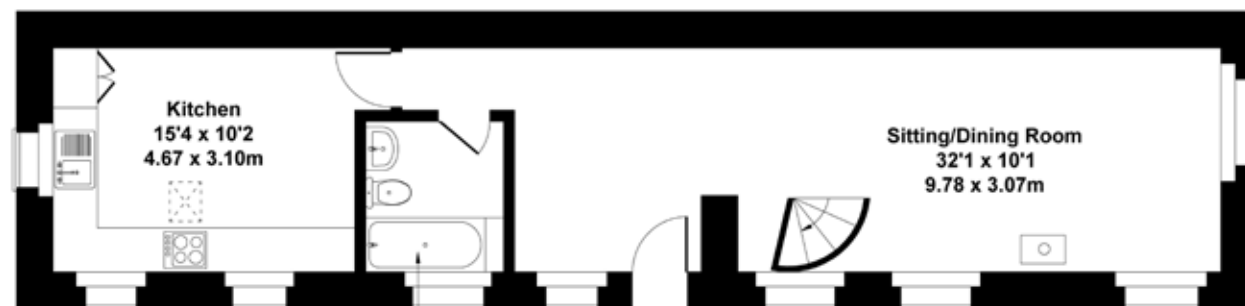
Approximate Gross Internal Area
876 sq ft - 81 sq m



Shower Room
8'4 x 2'7
2.54 x 0.79m



THE BARN
FIRST FLOOR



THE BARN
GROUND FLOOR



Agent's Notes

- Cottage is under Council Tax Band C, Business Rates apply to The Barn
- Vendor advises that private drainage system is located in owned land across road
- Vendor advises that both The Cottage & The Barn have full residential use permission

KEY INFORMATION

	5 Bedrooms		EPC Rating: Cottage F (36), Barn TBD
	3 Bathrooms		Council Tax Band: C*
	3 Reception Rooms		Tenure: Freehold
	Driveway parking in 2 separate driveways		Broadband: FTTC
	Located within Cornwall & West Devon Mining Landscape World Heritage Site		Variable to Good signal
	Heating: Gas		Lateral living in cottage
	Utilities: Mains electricity, water and gas. Private drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known (Very low risk of flooding)		
	Notable Construction Materials: None known		
	Building Safety Concerns: Electricity substation is located up the hill from property within 150m		
	Mining Area: Historic mining area		
	Planning Permission / Proposed Developments: None known		

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