



I LOWER TAMAR TERRACE Delightful Two Bed Cottage w/ River and Valley Views
O.I.R.O £215,000 GUNNISLAKE / TAMAR VALLEY

MILLER TOWN & COUNTRY
exp UK



- » Character Cottage with River Views
- » Recently Modernised
- » Photovoltaics
- » Air Source Heat Pump
- » Large Terraced Gardens
- » Private Parking for One Vehicle
- » Beautiful Tamar Valley Setting

The Property

This wonderful and charming character cottage has been sympathetically modernised and improved by the current owners over the last four years. The introduction of photovoltaics and an air source heat pump means the property is inexpensive to run and yet the exposed stone chimney and inset modern wood burner and exposed beams all retain the history of the property. The sitting room has been cleverly integrated into a former sun lounge extension to create a large light and airy living space with double doors and glass side screens opening up onto a spacious sun terrace. The kitchen runs across the rear and has been thoughtfully replaced with modern units, woodblock work tops and modern electric oven and hob, with a porcelain sink adding to the charm. A stable door leads out to the side garden. On the first floor are two generous bedrooms, both with windows to the front looking across the valley and down to the river Tamar and there is also a modern shower room.

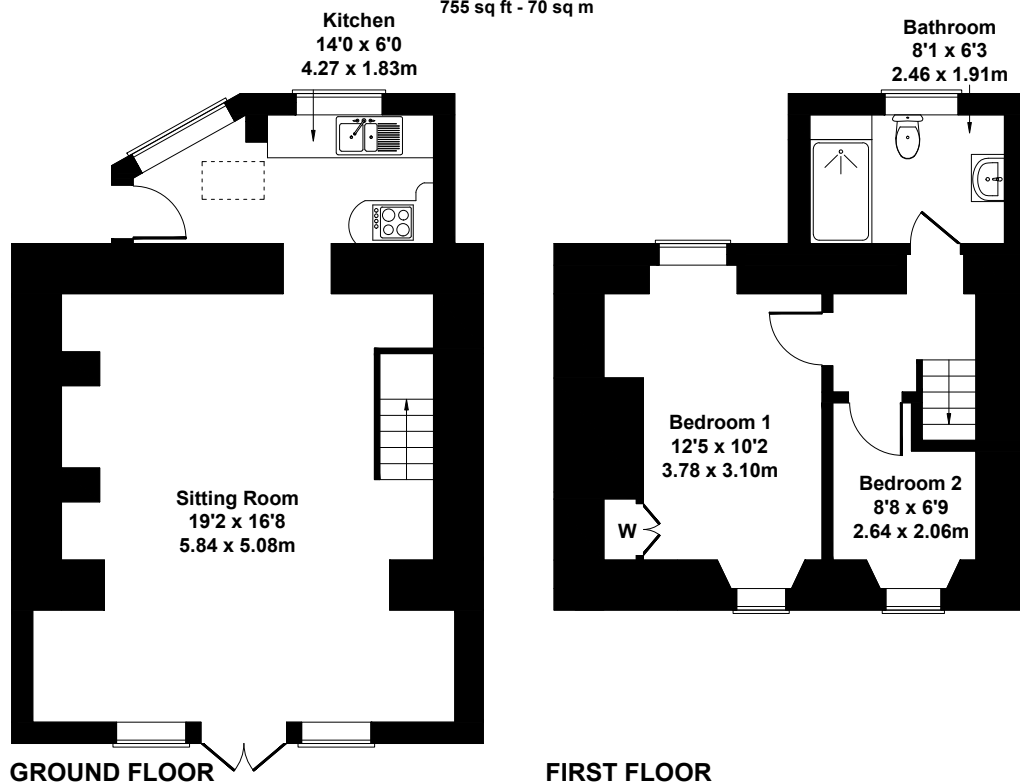
Outside

At the bottom of the garden is a private parking bay and a path and steps lead up through three terraces of gardens to the cottage, which enjoys an elevated position and open views. The gardens are a good size and include two stone-and-block sheds. A seating and fire pit area is ideal for congregating with friends and family and enjoying BBQs in the summer months.



1 Lower Tamar Terrace

Approximate Gross Internal Area
755 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

The cottage is situated on the fringe of the village with easy access to river and country walks. The village is well served with doctors' surgery, primary school, general stores and post office as well as a rail link to the nearby city of Plymouth. The neighbouring village of Calstock also has great river frontage and is popular with those who enjoy kayaking and paddle boarding and in the summer months a passenger ferry connects to Plymouth. The towns of Callington and Tavistock are both a relatively short drive away offering a wider range of retail outlets, supermarkets and secondary schooling.

KEY INFORMATION

	2 Bedrooms		EPC Rating: B (87)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	Private Parking		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Inside Good, Outside Good. *Per Ofcom
	Heating: Air source heat pump		Not suitable for wheelchair users
	Utilities: Mains electric and water. Private drainage		
	Restrictions: None known		
	Easements, Wayleaves: Yes - shared drainage with two neighbours		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Yes - historic mining area		
	Planning Permission / Proposed Developments: None known		

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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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