



2 TODSWORTHY HOUSE
GUIDE PRICE **£350,000**

Grade II Listed Cottage Full of Character
ALBASTON

MILLER TOWN & COUNTRY
exp UK



- » Recently Refurbished / Plenty of Character
- » Living Room / Diner & Second Reception Room
- » Modern Kitchen
- » Three Bedrooms & Modern Shower Room
- » Downtairs WC
- » Stone Workshop / Wooden Shed / Log Store
- » Garden & Driveway for Two Cars.

The Property

Having recently been refurbished, this characterful cottage offers a cosy sanctuary to anyone looking to enjoy some peace and quiet. The living/dining room is primarily warmed by a log burner set within an inglenook fireplace, perfectly set against the beams in the rest of the room. The new kitchen has been cleverly thought out with plenty of work surface and storage, along with open shelves so as not to crowd the space. The second reception room at the back is a useful space, a quirky shape, but flexible for any use, perfect for a home workspace, craft room or second sitting room, with the WC adjacent. Upstairs are three bedrooms, two doubles and a single, served by a modern shower room, all with plenty of natural light throughout.



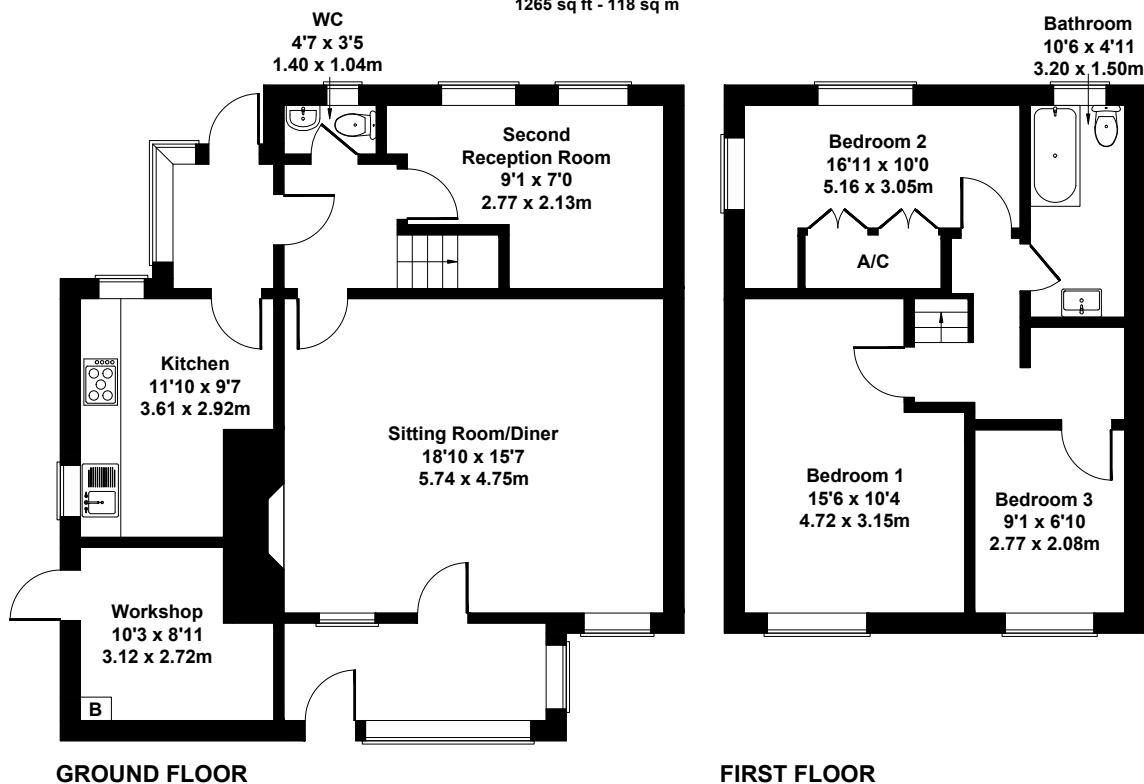
Outside

The driveway leads to the main garden situated at the front, mainly laid to grass, edged with shrubs and a stone wall. A path to the side leads to a good size workshop with plenty of storage above, and then onto the rear where a shed and log store can be found.



Todsworth House

Approximate Gross Internal Area
1265 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026
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Location

Located in a quiet lane in the Cornish hamlet of Albaston the cottage is within a short distance of both Gunnislake and Calstock, both offering plenty of amenities including doctors surgeries, local shops, primary schools and public houses. There is a bus service from the bigger towns of Tavistock and Callington, and train service from Gunnislake into the City of Plymouth.

Agents Note: Right to access septic tank on farmers land. No mineral rights.

KEY INFORMATION

	3 Bedrooms		EPC Rating: Exempt
	1 Bathroom		Council Tax Band: C
	2 Reception Rooms		Tenure: Freehold
	Driveway		Broadband: ADSL *Per Ofcom
	Grade II listed		Mobile Signal: Likely to good *Per Ofcom
	Heating: Oil		Not suitable for wheelchair users
	Utilities: Mains electric and water. Private drainage. LPG gas for cooker		
	Restrictions: Yes - see agents note and title		
	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 - Vendor informs us that there were no mining issues upon purchase		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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