



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
- » Dowsntairs 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 worksurface and storage, along with open shelves so as not 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.

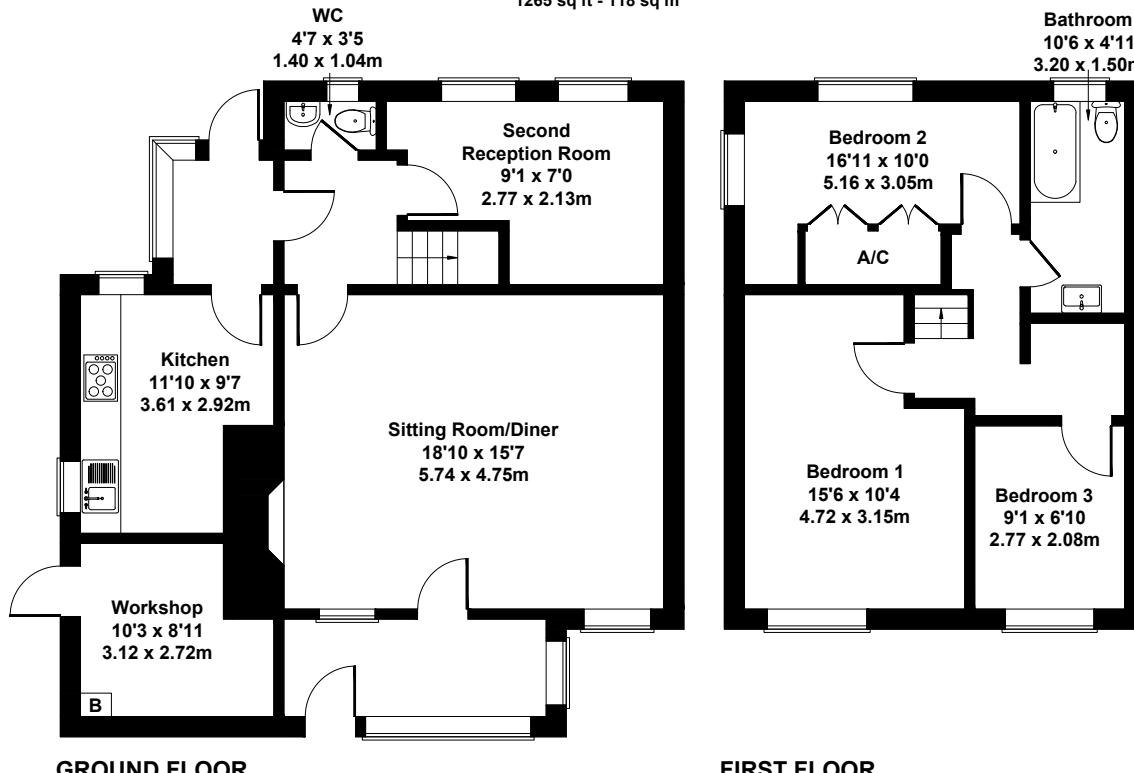
Outside

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.



Todsworthy House

Approximate Gross Internal Area
1265 sq ft - 118 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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
- 1 Bathroom
- 2 Reception Rooms
- Driveway
- Broadband: ADSL *Per Ofcom
- Mobile Signal: Likely to good *Per Ofcom
- Not suitable for wheelchair users
- EPC Rating: Exempt
- Council Tax Band: C
- Tenure: Freehold
- Grade II listed
- Heating: Oil
- 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

Miller Town & Country powered by eXp

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

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

