



Weir Run
Bealswood Road | Gunnislake | Cornwall | PL18 9DA

FINE & COUNTRY

WEIR RUN



A Bespoke Riverside Residence with Breathtaking Views

Weir Run is a truly exceptional detached home fully renovated by the current owners, set in a tranquil position in the village of Gunnislake. Overlooking the River Tamar and nestled within the Tamar Valley Area of Outstanding Natural Beauty, this striking modern home combines architectural elegance with natural serenity.

One of the property's most captivating features is its direct outlook over the historic Tamar Weir – a fish weir originally built by the monks of Tavistock Abbey and later rebuilt circa 1800 – which marks the tidal limit of the river. The ever-changing light on the water, wildlife, and surrounding countryside provide a constant sense of peace.

Accommodation

Ground Floor

A grand entrance hall with elegant flooring and bespoke finishes sets the tone for the interiors beyond. The heart of the home is the expansive open-plan kitchen, dining, and living space, designed for both family life and entertaining. A stylish central island and walk-in pantry complement the sleek, high-specification kitchen, while large windows capture uninterrupted river views and floods the space with natural light.

Also on the ground floor is a spacious guest bedroom with luxury en-suite, a dedicated home office/study, cloakroom with WC, and internal access to the large double garage.

First Floor

Upstairs, the principal suite offers an indulgent retreat, with views overlooking the river, a dressing area, and a spa-style en-suite bathroom. Two further well-proportioned double bedrooms, both with en-suites, and one with a private balcony with views of the Weir, providing ideal accommodation for family or visitors. A fully equipped utility room adds practical convenience to the upper level.









SELLER INSIGHT

“ Weir Run has been in our family for 50 Years. In 2018 after my father passed away, we transformed what was a quaint two-bedroom bungalow into our dream retreat, a haven designed to embrace the beauty of this extraordinary location.

Nothing compares to the peace and tranquillity we have found at Weir Run. It's a sanctuary, a place where you can escape the hustle and bustle of everyday life yet remain conveniently connected. While the Cornish coastline buzzes with summer activity, Weir Run offers a peaceful escape, a hidden gem. Yet, you are never far from adventure. Explore the rugged beauty of Dartmoor, discover historic sites, or wander through picturesque fishing villages. And for everyday conveniences, the charming Market town of Tavistock, birthplace to Sir Francis Drake, is just a short drive away offering delightful shops and restaurants.

We've woven countless cherished memories into the fabric of this home-lazy days fishing on the river, idyllic picnics on the banks whilst watching the abundance of wildlife, Kingfishers, Otters, leaping Salmon & Sea Trout. It, s with heavy hearts that we've decided to move closer to our grandchildren in Virginia, who are calling us home.

Being retired, we have kept busy by running Weir Run as a very successful Boutique B&B. We have met so many wonderful people and our repeat business is close to 50%. It is featured on the Booking.com website as "RIVERSIDE STAY" and our rating has always been 10/10.

We will deeply miss our mornings spent watching the river awaken from our bed, a cup of tea warming our hands. We have been truly blessed to call Weir Run our home, and we know that the next owners will experience the same profound sense of peace and joy. This isn't just a house; its a slice of paradise, a place where you can create your own treasured moments, surrounded by the beauty of nature. We hope you will feel the magic we have felt here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Outside

Externally, the property boasts an exceptional outdoor offering. A spacious driveway provides ample off-road parking, while a large terrace accessed directly from the main living space creates a perfect setting for outdoor dining and entertaining, all while enjoying stunning views over the River Tamar and the weir.

The mature garden is beautifully maintained, featuring a well-kept lawn, a variety of bushes and shrubs, and a separate patio area ideal for relaxing or hosting guests. To the side of the property, there is a plot—offering exciting potential to establish an orchard or further enhance the garden space. This superb outdoor setting combines privacy, versatility and breath-taking natural views, making it an attractive feature.

Situation

Weir Run enjoys a prime location in the vibrant village of Gunnislake, situated on the picturesque Cornwall-Devon border. The village itself is a hub of convenience, boasting an array of local amenities including a post office, shops, a traditional pub, a modern health centre, and a highly regarded primary school, all within easy reach.

Just a short walk from the property is a 17th-century pub, The Rising Sun. It is known for its friendly atmosphere, dog-friendly policy, family-friendly environment, live music, and a selection of real ales, all within a charming, rural setting.

For those seeking a touch of indulgence, a short drive leads to two prestigious luxury hotels and dining destinations: The Horn of Plenty, renowned for its exquisite cuisine and elegant ambiance, and Hotel Endsleigh, a Regency-era masterpiece offering unrivalled sophistication and tranquil grounds. Education and leisure are equally well-catered for. Just 5 miles away lies the historic market town of Tavistock, home to an eclectic mix of independent shops, supermarkets, and acclaimed eateries such as The Cornish Arms. Families will appreciate the proximity to top-tier schools, including the prestigious Mount Kelly, known for its academic excellence and holistic approach.

Nature enthusiasts there are host of footpaths from the property and you are spoiled for choice with the Tamar Trails, Dartmoor National Park, and the stunning Cornish coastline all nearby, offering endless opportunities for exploration and relaxation.

Transport links are exceptional, with Gunnislake railway station less than a mile from the property, providing regular and scenic services to Plymouth via the Tamar Valley Line. Despite its tranquil rural charm, Weir Run ensures seamless connectivity to the broader South West, making it an ideal retreat for both permanent living and luxurious holiday escapes.

Riverside Stay – Boutique B&B Opportunity

Weir Run is currently a home to a well-reviewed and beautifully presented bed and breakfast. It utilised the two en-suite guest rooms—one with the private river-facing balcony—making it an ideal turnkey opportunity for buyers seeking a home-and-income lifestyle. This established B&B adds an appealing commercial dimension to the property.

FISHING RIGHTS FOR SALE UNDER SEPARATE NEGOTIATION

The owner of Weir Run has been a member of the Lower Tamar Fishing Club since the Fishing rights were purchased by the club in 1976.

Only 4 owners of this stretch of river in the last 500 years.

Available for purchase are 6 days (Shares) in perpetuity fishing per month during Salmon/Sea Trout fishing season (March 1st-October 14th) subject to club approval.

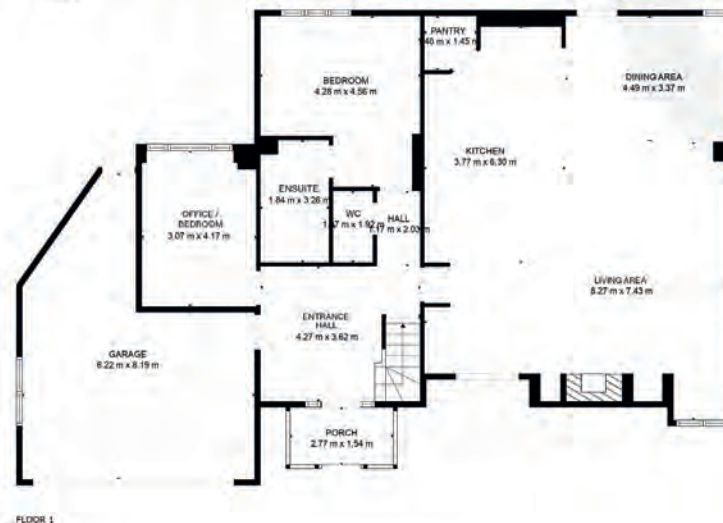
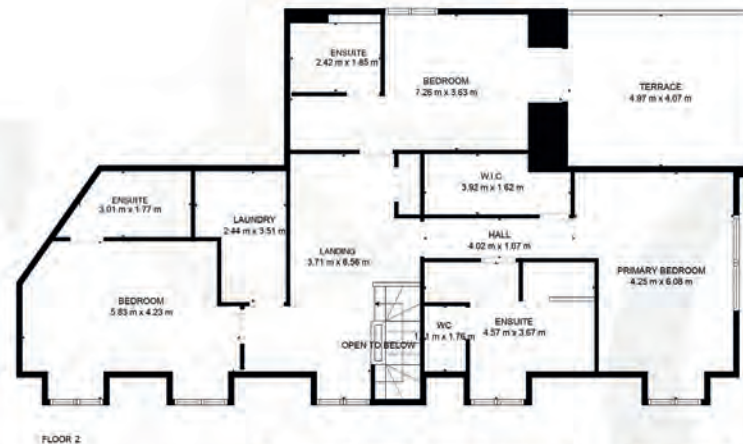
Approximately 5.5 miles of Salmon Fishing on the River Tamar of which approximately 1/2 mile is tidal, 3 beats, with two rods fishing on each beat per day. Mostly fly fishing but some pools can be fished with a spinner.

Species of fish :Salmon , Sea Trout, Brown Trout, Grayling





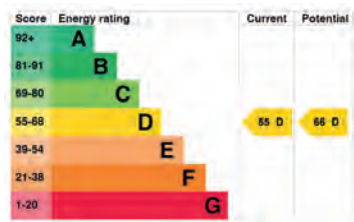




TOTAL: 275 m²
FLOOR 1: 142 m², FLOOR 2: 133 m²
**EXCLUDED AREAS: GARAGE: 36 m², PORCH: 4 m², TERRACE: 22 m²,
 OPEN TO BELOW: 0 m²**

FLOOR PLAN CHECKED BY: CLIFFORD KISS MEASUREMENTS (10 WAREHOUSE WAY, FARNHAM, SURREY GU14 7JF)

Tenure: Freehold
 Council Tax Band: F



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 13.05.2025





FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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