



Homestead



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Coxpark, Gunnislake, Cornwall, PL18 9BA

Gunnislake 2 miles - Tavistock 6.5 miles - Launceston 13.4 miles

A charming detached cottage with spectacular views over the Tamar Valley and set within just over 2 acres.

- No onward chain
- Approximately 2.00 Acres
- Open plan kitchen/dining room
- Character features throughout
- Freehold
- 4 bedroom detached cottage
- Stunning countryside views
- 2 reception rooms
- Off road parking & garage
- Council Tax Band: D

Guide Price £535,000

Situated in an Area of Outstanding Natural Beauty and the popular village of Coxpark, enjoying a breath-taking, panoramic outlook across its own land, over the Tamar Valley towards surrounding countryside.

The accommodation is entered via a stained-glass storm porch, opening into a central hallway with stairs rising to the first floor. The ground floor comprises two elegant reception rooms, both with sash windows and period fireplaces with wood burning stoves. To the rear, a spacious kitchen with slate flooring opens to a light-filled dining room with doors out to a sun room enjoying panoramic rural views, with a stable door leading to the garden. A side porch provides additional access and a downstairs WC.

The first floor comprises a split-level landing to 4 well-appointed bedrooms. The principal bedroom enjoys stunning views over the garden, land and countryside beyond. The family bathroom offers a bath, shower, WC and a wash hand basin. the layout combines period charm with practical modern living, ideally suited to family life or a rural retreat.

To the front, a gravelled garden is bordered by a low stone wall with a driveway to the side of the property providing parking for two vehicles. To the rear is a level lawned garden with a decked terrace enjoying the spectacular far reaching views over the Tamar Valley. Below the garden, there is a pasture field, poultry pen, vegetable garden, garage, car port and kennels along with a further useful store. There is a separate gated access providing further parking if required. In all the property extends to approximately 2.00 acres.


Mains electricity and water, private drainage via a septic tank (TBC), oil fired central heating and wood burning stoves. Broadband availability: Superfast and Standard, Mobile signal coverage: Voice and data limited (Ofcom). Please note the agents have not inspected or tested these services.
What3words.com: ///deal.awestruck.outdone





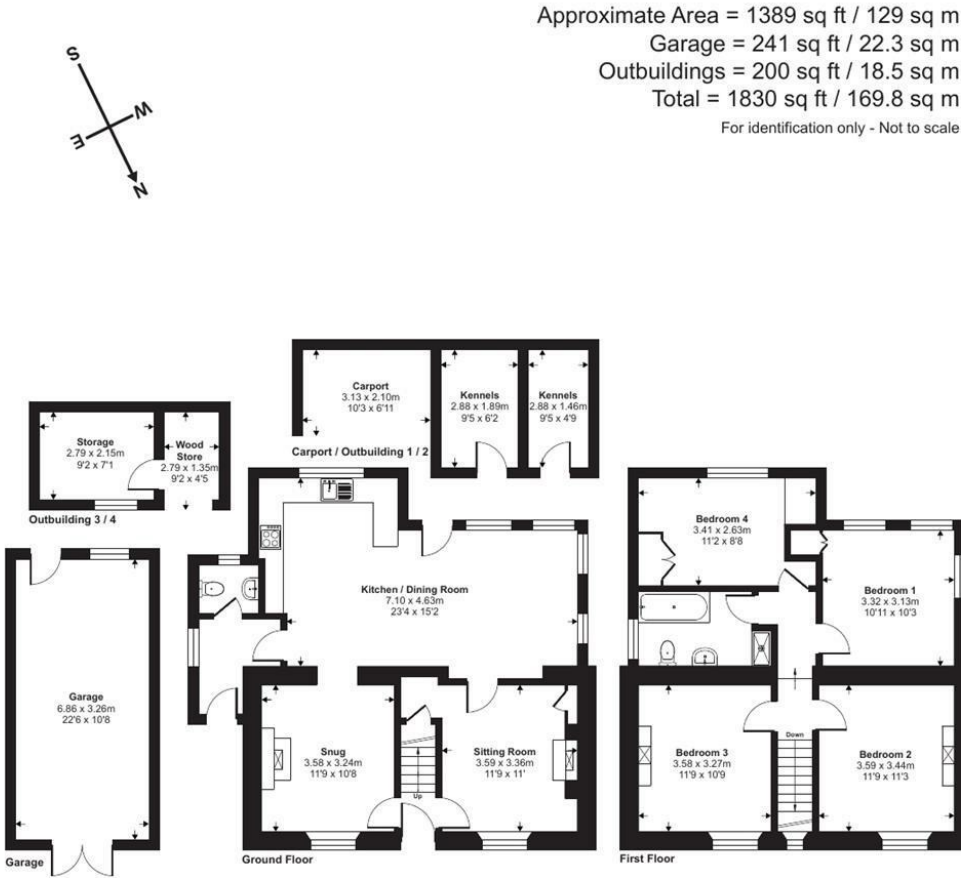
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			23
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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