



Town • Country • Coast



Tamar Way  
Gunnislake

Guide Price £365,000



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# Tamar Way

## Gunnislake

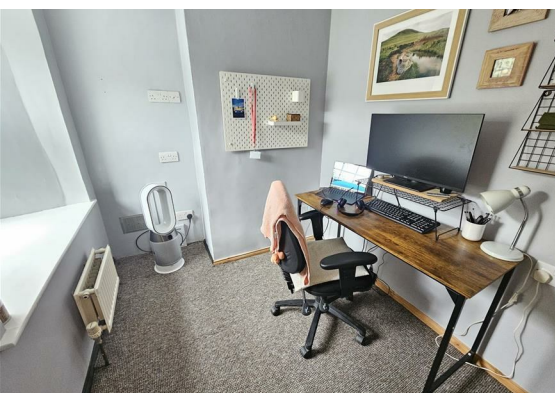
Tucked away in a peaceful no-through road in this sought after Tamar Valley village is this versatile and characterful detached cottage, beautifully presented with three/four bedrooms, two bathrooms, private gardens, workshop/games room and off road parking for at least three vehicles.

The cottage can be entered either via the front entrance door and hallway on the ground floor or to the rear via the sewing room, which could be used as a fourth bedroom if required. On the ground floor the hallway gives access to two bedrooms and a shower/wet room. The wet room is fully tiled with shower, WC and basin. One of the bedrooms boasts a dressing area with shelves and wardrobe space.

Stairs lead to the first floor where a stunning light and airy open plan living room and kitchen can be found. A cosy living area with woodburning stove and kitchen area with range of attractive units incorporating built-in electric oven and induction hob. Space for white goods including washing machine and dishwasher. Further wall mounted mains gas fired boiler. Impressive exposed stonework to one wall with feature fireplace recess. An inner hallway then leads to the sewing room/bedroom four, with French doors to outside. The hall then leads to a further double bedroom being triple aspect with a porthole window to the rear. On this floor is also a bathroom with a ball and claw feet oval bath, heritage style basin and WC.

Outside, the property is approached over an unmade private lane, serving just a small cluster of properties. Steps to the front of the cottage lead to a pretty cottage style garden with space for dining al fresco. To the rear of the cottage is a generous off road parking area and steps down to the rear gardens with decked area, expanse of lawn and a detached timber workshop/games room.





## Ground Floor

### Entrance Hall

### Bedroom 2

14'0" x 8'5" (4.28m x 2.58m)

### Bedroom 3

6'8" x 6'3" (2.05m x 1.92m)

### Shower/Wet Room

## First Floor

### Open Plan Living & Kitchen

22'6" x 15'6" (6.87m x 4.73m)

### Inner Hall

### Bedroom 1

11'9" x 11'8" (3.60m x 3.58m)

### Sewing Room/Bedroom 4

11'9" x 6'10" (3.60m x 2.10m)

### Bathroom

### Workshop/Games Room

15'8" x 14'4" max. (4.79m x 4.39m max.)

## Services

Mains Electric, Gas, Water and Drainage

## Tenure

Freehold

## Local Authority

Cornwall Council - Tax band D

## EPC

D59

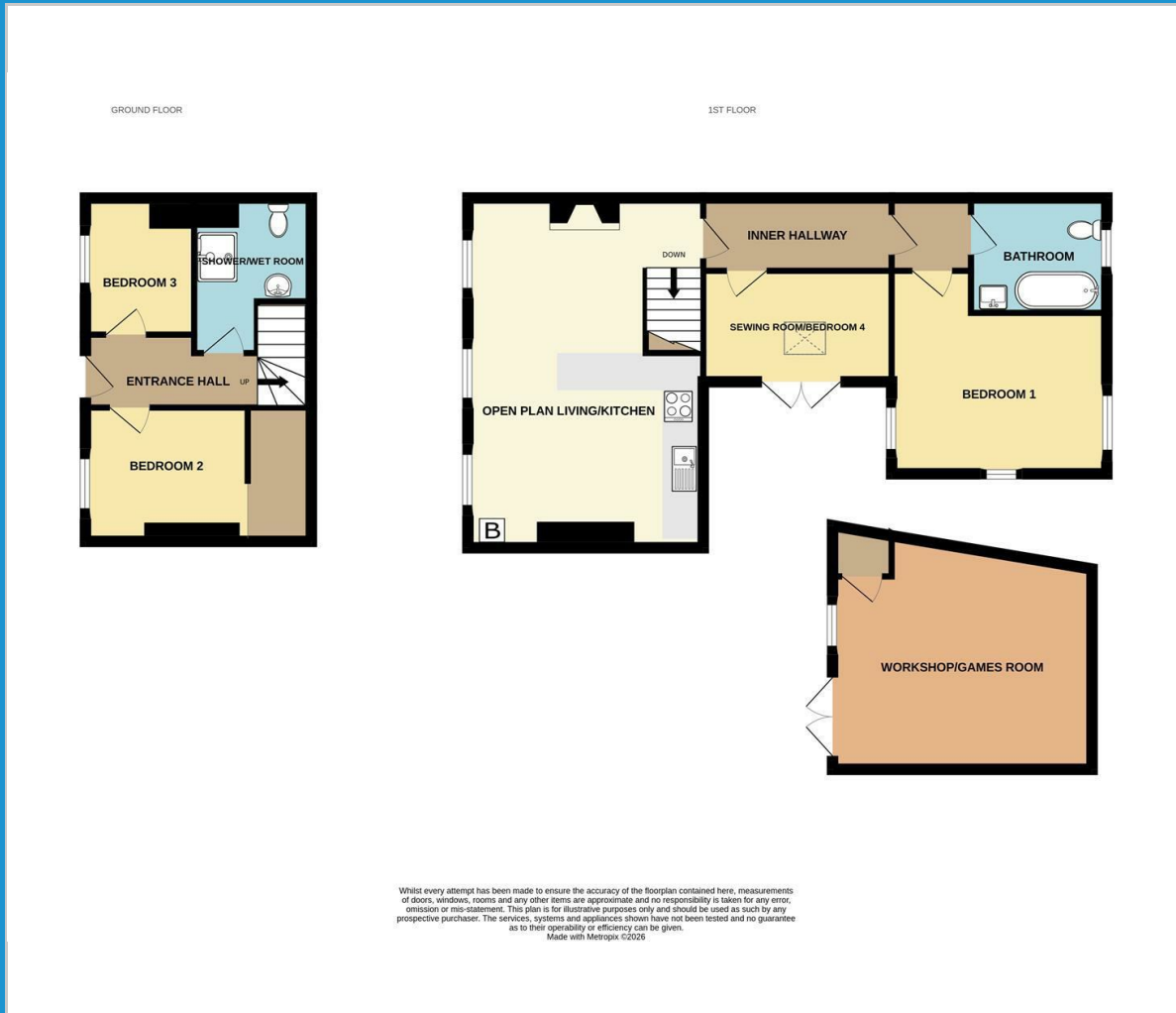
## Situation

Gunnislake is a large village in East Cornwall, England, United Kingdom. It is situated in the Tamar Valley approximately ten miles north of Plymouth. Gunnislake is in the civil parish of Calstock and is close to Cornwall's border with Devon which follows the course of the River Tamar.

## Directions

From Tavistock, take the A390 out towards Gunnislake. As you cross the bridge, head up the hill. Turn left immediately at the traffic lights and proceed along this road until reaching Tamar Way on the left. Follow this road down the hill through the close and at the bottom turn left into the unmade lane. Proceed along here and the cottage will be found ahead of you. Continue passed the cottage for the parking at the rear.

## Floor Plan



## Viewing

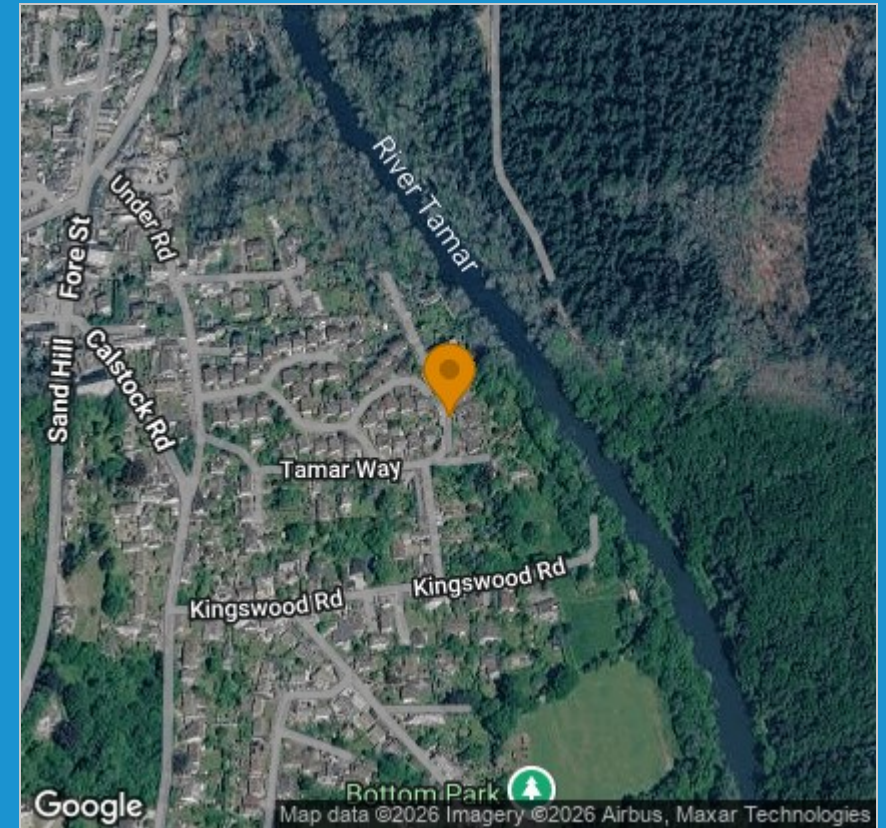
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## Area Map



## Energy Efficiency Graph

