



Slimeford Farm







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Gunnislake, Tamar Valley, Cornwall, PL18 9AA

Fuel Station/Mini-supermarket/Train Station 1.2 miles • River Tamar Access (Calstock) 1.2 miles • Tavistock 5.3 miles • Callington 5.7 miles • Dartmoor 6.5 miles • Plymouth (Via A388) 18 miles

An idyllic countryside smallholding in a picturesque valley setting, comprising a Grade II Listed farmhouse, extensive gardens, a range of outbuildings including stabling, several paddocks and an area of woodland, 4.58 acres in all.

- Very Appealing Smallholding, 4.58 Acres
- Wonderful Mature Gardens on all Sides
- Paddocks, Stables, Orchard, Woodland
- Quiet, Private and Sheltered Position
- Freehold
- Grade II Listed, 16th-century Farmhouse
- Stone Outbuildings, Conversion Potential
- Breathtaking Tamar Valley Views
- Amenities and Rail Link Nearby
- Council Tax Band: F

Guide Price £750,000

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SITUATION

This beautiful smallholding is situated in a remarkably picturesque setting in the very heart of the Tamar Valley National Landscape (formerly AONB), yet within proximity of nearby amenities and facilities. The property enjoys considerable privacy and shelter, with spectacular views, especially to the east. The property's position makes it a haven for wildlife and should appeal strongly to those interested in the natural environment and lovers of the outdoors.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 45-minute journey). Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park offering a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 20 miles to the south. The city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

This attractive and well-rounded countryside smallholding offers broad appeal, combining characterful accommodation with beautiful, well-established gardens, a range of outbuildings including stone barns and timber stables, three paddocks and a parcel of woodland, totalling approximately 4.58 acres in all. The farmhouse is understood to date to the 16th Century and is Grade Listed, having retained a wealth of original features, and is positioned to enjoy excellent privacy, shelter and a picturesque outlook across the Tamar Valley.

Externally, the gardens and grounds are a particular highlight, providing superb space for active families, keen horticulturalists, those with equestrian interests or seeking to keep domestic livestock, and those simply searching for the "good life". The largest stone barn has previously received favourable pre-planning advice regarding its conversion, extending the possibilities for the site further still.

ACCOMMODATION

Throughout the house there are extensive character details and period features, including numerous exposed beams and structural timbers, exposed stonework, panelled walls, sash and granite-mullioned windows, stained glass, flagstone slate flooring, and bespoke joinery such as detailed architraves and wall panelling. The house has retained a 19th-century entrance porch with a solid timber entrance door and a stained-glass inner door into the dining room, whilst access is now more commonly gained into a rear porch and hallway, where there is a coats and boots cupboard.





The accommodation can then be summarised as follows: an inner hallway with stairs to the first floor; a triple-aspect sitting room with mosaic tiled and flagstone slate floors, centred around a very sizeable stone and granite, inglenook fireplace housing a log burning stove; through a granite archway, a dedicated dining room featuring an exposed stone fireplace, also housing a long burning stove; the dual-aspect kitchen, which is equipped with base-level cupboards and cabinets with solid timber worktops incorporating a 1.5-bowl ceramic sink and drainer, a Beko electric hob with an electric oven beneath, and spaces for a plumbed appliance and an upright fridge freezer, and; a part-panelled cloakroom.

On the first floor are four bedrooms, which include a lovely, dual-aspect principal room with part exposed A-frames, a second dual-aspect double enjoying a fine view of the Tamar Valley, and two single rooms overlooking the front garden. The attractive family bathroom features oak flooring, exposed beams, a stone mullion window and a freestanding clawfoot bath. Finally, there are airing and linen cupboards off the landing.

OUTSIDE

A sweeping, gated drive extends down to a parking area sufficient for several vehicles. Off the drive are the pasture and wildflower paddocks served by a detached timber stable on a concrete base, set up for harvesting rainwater, providing two loose boxes and tack storage. Also amongst the paddocks is a small orchard and an area for fruit and vegetables, including a good-sized polytunnel. Adjacent to the driveway is the substantial, detached stone barn with a positive pre-application history, which has power and lighting. The farmhouse is surrounded by some very pretty, well-established lawn gardens which are awash with colour and variety, and encompass a further cottage-style garden, an area used as a chicken run, a paved patio, a timber tool shed, several other fruit trees and a stone former pig pen, now a log store.

SERVICES

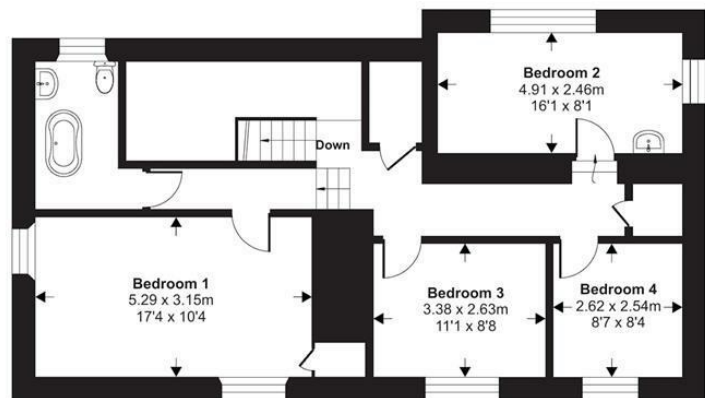
Mains water and electricity. Electric heating (currently not connected), plus two log-burning stoves. Private drainage via a sewage treatment plant (2018). Ultrafast broadband is available. Variable mobile voice/data service is available through all four major suppliers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

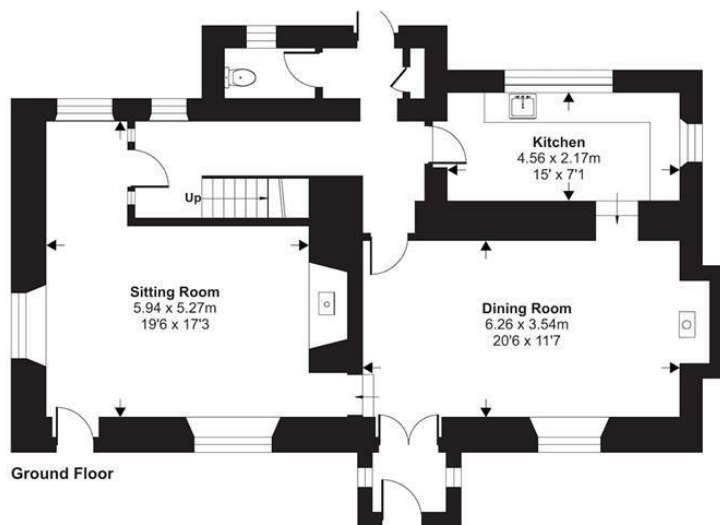
1. The property is located in an area well-known for its historic metalliferous mining. No mine features or workings are understood to exist within the property's boundaries.
2. In 2018, Cornwall Council provided a positive response to a pre-application enquiry (ref: PA18/00289) regarding the possible conversion of the stone barn into holiday accommodation. Please ask Stags for further details.

VIEWINGS AND DIRECTIONS

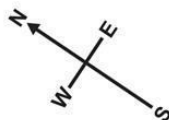
Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3word reference is [///relieves.lifted.contact](https://www.what3words.com/relieves.lifted.contact).



First Floor

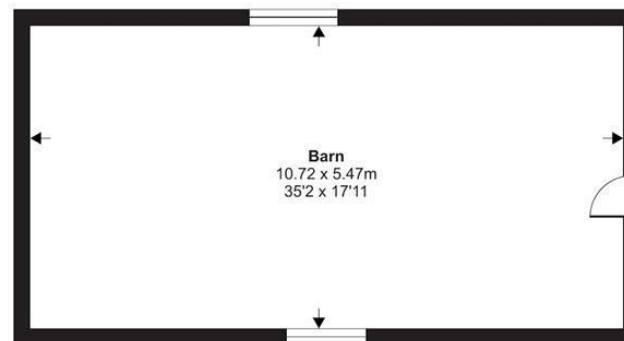


Ground Floor

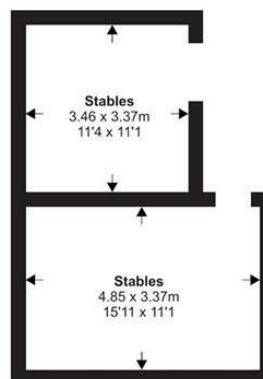


Approximate Area = 1823 sq ft / 169.3 sq m
Outbuildings = 1192 sq ft / 110.7 sq m
Total = 3015 sq ft / 280 sq m

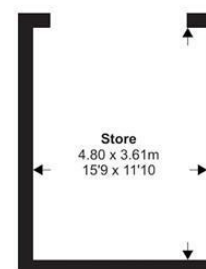
For identification only - Not to scale



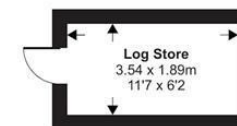
Outbuilding 1



Outbuilding 2 / 3



Outbuilding 4



Outbuilding 5



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1456959



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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