



mansbridgebalment

ALBASTON

£200,000



Buttermilk Cottage, Albaston, Gunnislake PL18 9AJ

SITUATION

A comfortable cottage located at the heart of the quiet hamlet of Albaston, located in the picturesque Tamar Valley which is an Area of Outstanding Natural Beauty.

Albaston is a compact hamlet offering a village shop/post office, a local inn and a local bus service to Calstock, Gunnislake and Tavistock. The large village of Gunnislake is approximately 1.5 miles distant and offers a good selection of local shops and facilities. A primary school is located at Drakewalls approximately a quarter of a mile distant with secondary education at Callington approximately 5 miles distant. The market town of Tavistock with its comprehensive facilities is approximately 5 miles distant with the city of Plymouth being approximately 18 miles to the south. There is a wide selection of recreational facilities and various clubs available in the locality including golf, squash, sailing, boating, walking, riding and of course fishing in the River Tamar.

DESCRIPTION

Affording spacious and comfortable accommodation arranged over two floors with the living room located on the first floor, and a large sun terrace designed to take full advantage of the sunny, southerly aspect and the superb views which extend across the Tamar Valley.

The accommodation is in good order throughout and has been maintained to a high standard with PVCu double glazing and gas fired central heating.

Outside, there is a private driveway and hardstanding, secure gated parking area and well tended garden.

ACCOMMODATION

Reference made to any fixtures, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

ENTRANCE DOOR

PVCu entrance door with opaque glazed fanlights.

ENTRANCE PORCH

Radiator; window to front. Open plan access to:

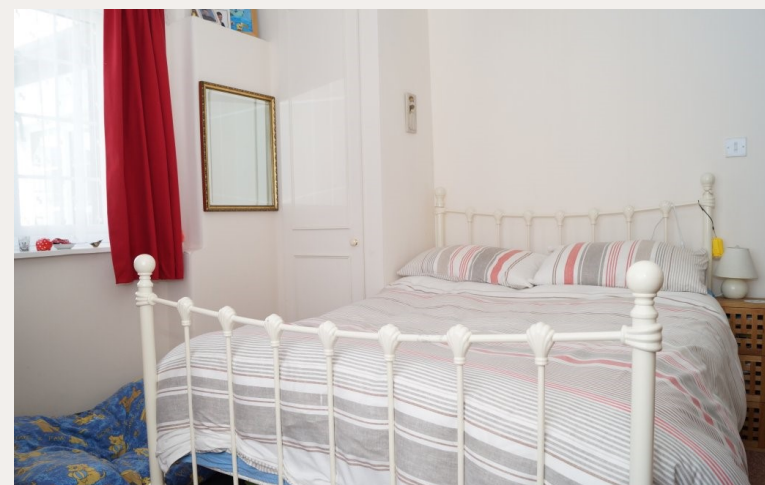
ENTRANCE HALL

Turning stairs to first floor; fitted storage cupboard (formerly a separate WC with the plumbing and a wash handbasin still intact); two radiators; opaque glazed PVCu door to outside and garden.

BEDROOM ONE

11' 8" x 10' 6" (3.56m x 3.2m)

Access to roof space; radiator; window to side.





BEDROOM TWO

11' 6" x 9' 10" (3.51m x 3m)

Built-in single wardrobe with hanging rail and shelf; access to roof space; radiator; dual aspect windows to front and side.

BEDROOM THREE

10' 3" x 9' 7" (3.12m x 2.92m)

Radiator; dual aspect windows to front and rear.

SHOWER ROOM

Half tiled and fitted with a white suite comprising close coupled WC with concealed cistern, pedestal wash handbasin, large fully tiled corner shower cubicle with Mira Sport electric shower over and a curved shower screen; chrome heated towel rail; extractor fan; opaque window to side.

UTILITY ROOM

10' 2" x 6' 3" (3.1m x 1.91m)

Built-in airing cupboard with slatted linen shelving; wall cupboards; ample space for white goods including washing machine, tumble dryer and freezer etc; radiator; window to rear.

FIRST FLOOR:

SITTING/DINING ROOM

19' 7" x 10' 9" (5.97m x 3.28m)

A large, light and airy room with seating area and ample space for a dining table and chairs; two radiators; window to front. French doors provide super views across the Tamar Valley and access to the:

SUN TERRACE

With wrought iron palings, the sun terrace overlooks the garden and takes full advantage of the sunny, southerly aspect.

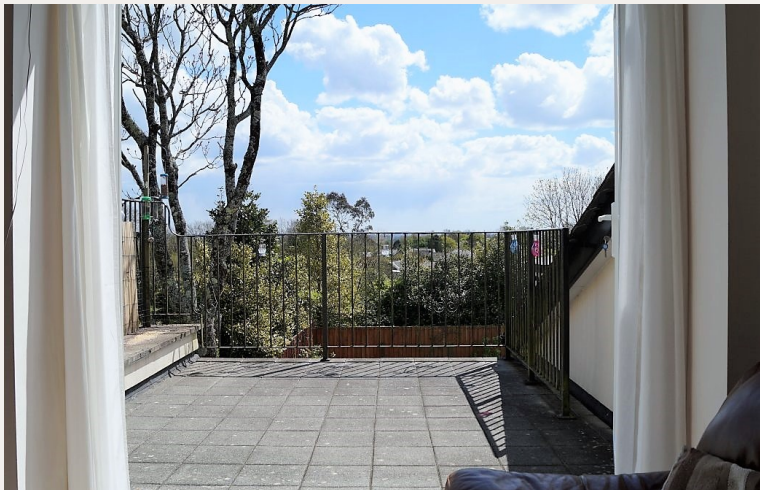
KITCHEN

10' 4" x 9' 6" (3.15m x 2.9m)

Fitted with a modern range of wall and base units with dark wood frontages and square edged worksurfaces over, incorporating a one and a half bowl single drainer sink unit with chrome mixer tap over; decorative ceramic wall tiling; single oven; four ring gas hob with extractor canopy over; space for fridge; wall mounted Glow-worm gas central heating boiler; access to roof space; skylight with Velux style window; radiator; window to front.

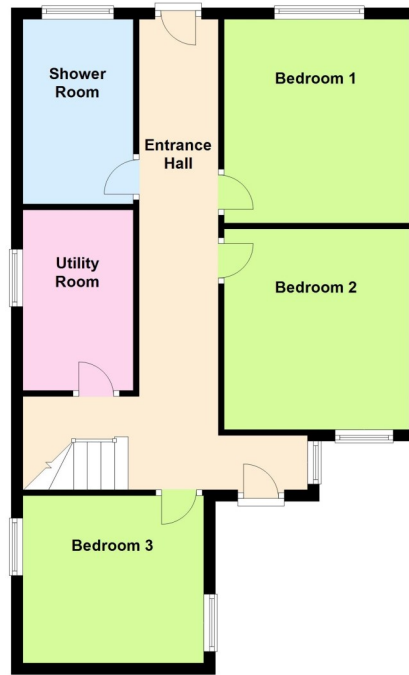
OUTSIDE:

A private gravelled driveway includes a useful hardstanding and leads via a lockable five barred gate to the private gravelled parking area and the rear garden which is level and predominantly laid to lawn with a private and sheltered paved patio, well stocked flowering beds and borders, plants, trees and shrubs. There is also a lockable timber shed, an outside tap and courtesy lighting.

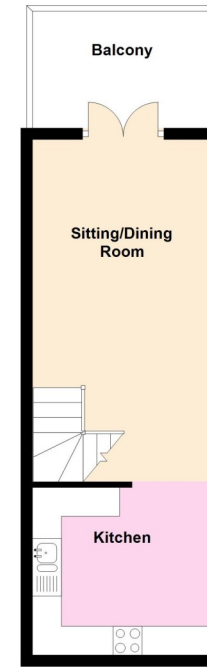




Ground Floor



First Floor



More homes sold
in PL19 & PL20 in
2016 *
Than any other ESTATE
AGENT

FLOOR PLAN DISCLAIMER These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2016
Plan produced using PlanUp.

SERVICES Mains gas, mains electricity, mains water and mains drainage.

OUTGOINGS We understand this property is in band 'C' for Council Tax purposes.

VIEWING By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the traffic lights and continue up Sand Hill. At the brow of the hill, just before the Texaco Garage, bear left to Albaston and Calstock. Continue through the hamlet of Albaston to the T-junction. Turn left towards Calstock and the property will be found after a short distance on the left hand side, clearly identified by a Mansbridge Balment 'For Sale' board.

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* Source Rightmove