Cox Park, Gunnislake, PL18 9BA,



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LOCATION

This small holding with large, detached, 5 Bedroom Bungalow provides a classic rural retreat. Set within 3.47 acres of land it is situated in a picturesque setting, enjoying far reaching views across theTamar Valley.

There are many nearby reacreational pursuits for all the famiily to enjoy within the Tamar Valley, a designated area of outstanding beauty, with places of historical interest and St Mellion Golf and Leiure resort. Both the North and South coasts are approximately 45 minutes drive.

PLYMOUTH
17MILES

EXETER
48 MILES

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ACCOMMODATION

This large, detached bungalow was originally built in 1972 and then extended in 1995. It provides spacious accommodation and is set within approximately 3.47 acres of attractive gardens and grounds, which is currently divided into formal gardens and paddocks. The accommodation is versatile and can be utilised for individual requirements or preferences including dual family living, persons working from home or equestrian enthusiasts. This small holding provides privacy and a classic rural retreat, situated in a picturesque setting, enjoying far reaching views across the Tamar Valley.

The property is approached via a spacious driveway which provides ample, private parking space at the front and a covered car port to the left-hand side. The bungalow is accessed via the front door, which is situated to the right-hand side. This opens into an entrance Hallway with a coat cupboard. An archway leads into the Dining room, which has ample space for a table and chairs and further reception furniture as required.

There are two further doorways, one leading to a bright inner hallway with double patio doors and access to the five bedrooms and family Bathroom and a further archway to the Sitting room. This has a feature fireplace and is exceptionally bright due to it being dual aspect, enjoying wonderful views to the rear.

The Master bedroom is very spacious with double doors leading out to the garden, via steps on to the patio. It has a recently updated En suite Shower room. The Kitchen/Breakfast room is fitted with a range of cabinets, work tops, built in double oven, fridge and four ring LPG hob. This leads to a useful Utility/Boot room with cloakroom facility, both rooms can be accessed via the dining room and via a covered porch in the carport.





THE GROUNDS

The property is approached via a gated driveway leading to an attached carport, with further parking available beyond the entrance. There are formal gardens which envelope the property and include lawns, natural hedging, summer house, out buildings and greenhouse. Beyond the primary gardens lie several fenced paddocks and additional areas. The Double Garage includes power and lighting, three tool and machinery stores and a stable block. Below main gardens, the principal field is divided into three main paddocks and two smaller enclosures, all served by a large open field shed and a detached timber barn that could be adapted for additional stabling. A further field shelter and an additional roadside gate sit in the northwestern corner of the land.

Services: Mains Electric, Water with private drainage via Septic Tank. Heating is provided by an Oil fired system, with LPG used for cooking.

Council Tax: According to Cornwall Council the Tax Band is D









PROPERTY DETAILS

SERVICES:	Electricity: Mains Supply, Water: Mains Supply, Gas: Unknown, Sewerage: Septic Tank
EPC RATING:	Current - 55 | Potential - 81
COUNCIL TAX:	Band D
TENURE:	Freehold
AUTHORITY:	Cornwall Council

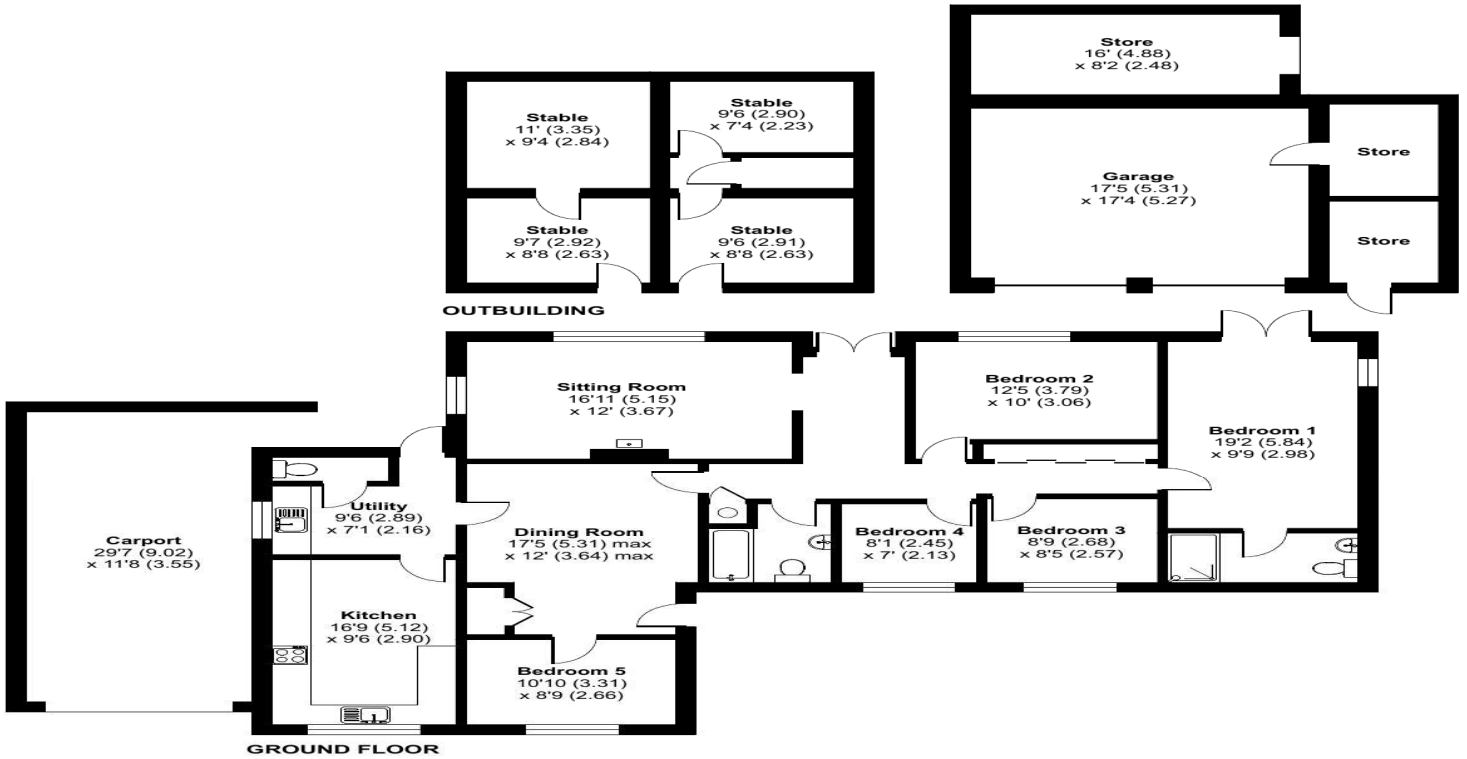
VIEWING
Strictly by appointment with the sole agents, Dawson Nott.



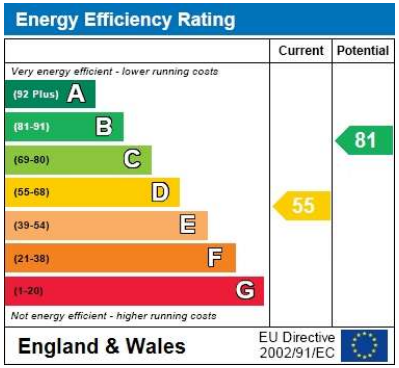


Misty Meadows, Coxpark, Gunnislake, PL18

Approximate Area = 1555 sq ft / 144.4 sq m
Garage = 579 sq ft / 53.7 sq m
Outbuilding = 413 sq ft / 38.3 sq m
Total = 2547 sq ft / 236.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Dawson Nott Ltd. REF: 1482724



AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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