



Town • Country • Coast



## Newbridge Cottages

Newbridge, Gunnislake

Guide Price £465,000



3



1



2



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## Newbridge Cottages

### Newbridge, Gunnislake

A rare opportunity to acquire a charming three bedroom semi detached miners' cottage, dating back to circa 1850, occupying an elevated riverside position on the banks of the River Tamar. Discreetly tucked away in an idyllic setting on the Cornwall/Devon border, this characterful home enjoys direct Tamar river frontage, with generous terraced gardens extending all the way down to the water. The property enjoys breathtaking views across the river and surrounding valley, with every room benefiting from a picturesque outlook.

Recently renovated throughout, the cottage beautifully combines its historic character with modern comforts. The substantial walls provide a naturally comfortable environment, helping to keep the property cool during the summer and warm through the winter. A new mains gas fired Worcester combi boiler was installed in 2026. Outside, the generous terraced gardens provide a perfect setting for relaxing, entertaining and enjoying the changing seasons. Considerable potential to create additional garden room, office or Airbnb accommodation subject to the necessary consents. Three stone stores provide storage.

Situated within a World Heritage Site and An Area of Outstanding Natural Beauty, within easy reach of Dartmoor. Convenient access to the local railway station, making it an appealing choice for those seeking a peaceful rural retreat without sacrificing connectivity.

Adding to the sense of history is the wonderful outlook towards Newbridge, the 500-year-old bridge spanning the Tamar. The bridge was famously depicted by the renowned artist J.M.W. Turner in his painting Crossing the Brook. This enchanting Tamar Valley cottage offers a unique opportunity to own a truly special piece of the Cornwall/Devon border.





#### Entrance Porch

#### Cloakroom

#### Kitchen/Dining Room

18'3" x 12'10" (5.58 x 3.92)

#### Sitting Room

19'6" x 12'7" (5.96 x 3.86)

#### First Floor Landing

#### Bedroom 1

12'8" x 11'1" (3.88 x 3.40)

#### Bedroom 2

12'8" x 11'6" (3.88 x 3.51)

#### Bedroom 3

10'0" x 8'7" (3.05 x 2.64)

#### Bathroom

#### Stone Outbuildings

#### Store 1

6'11" x 6'7" (2.11 x 2.03)

#### Store 2

6'11" x 6'3" (2.13 x 1.93)

#### Store 3

7'1" x 6'3" (2.18 x 1.93)

#### Services

Mains water, electricity and gas. Private drainage to Klargester Sewage Plant. Combination boiler.

#### EPC

E46

#### Tenure

Freehold

#### Local Authority

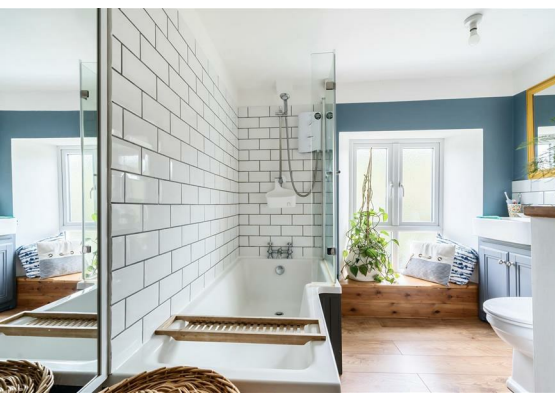
West Devon Borough Council - Tax Band D

#### Situation

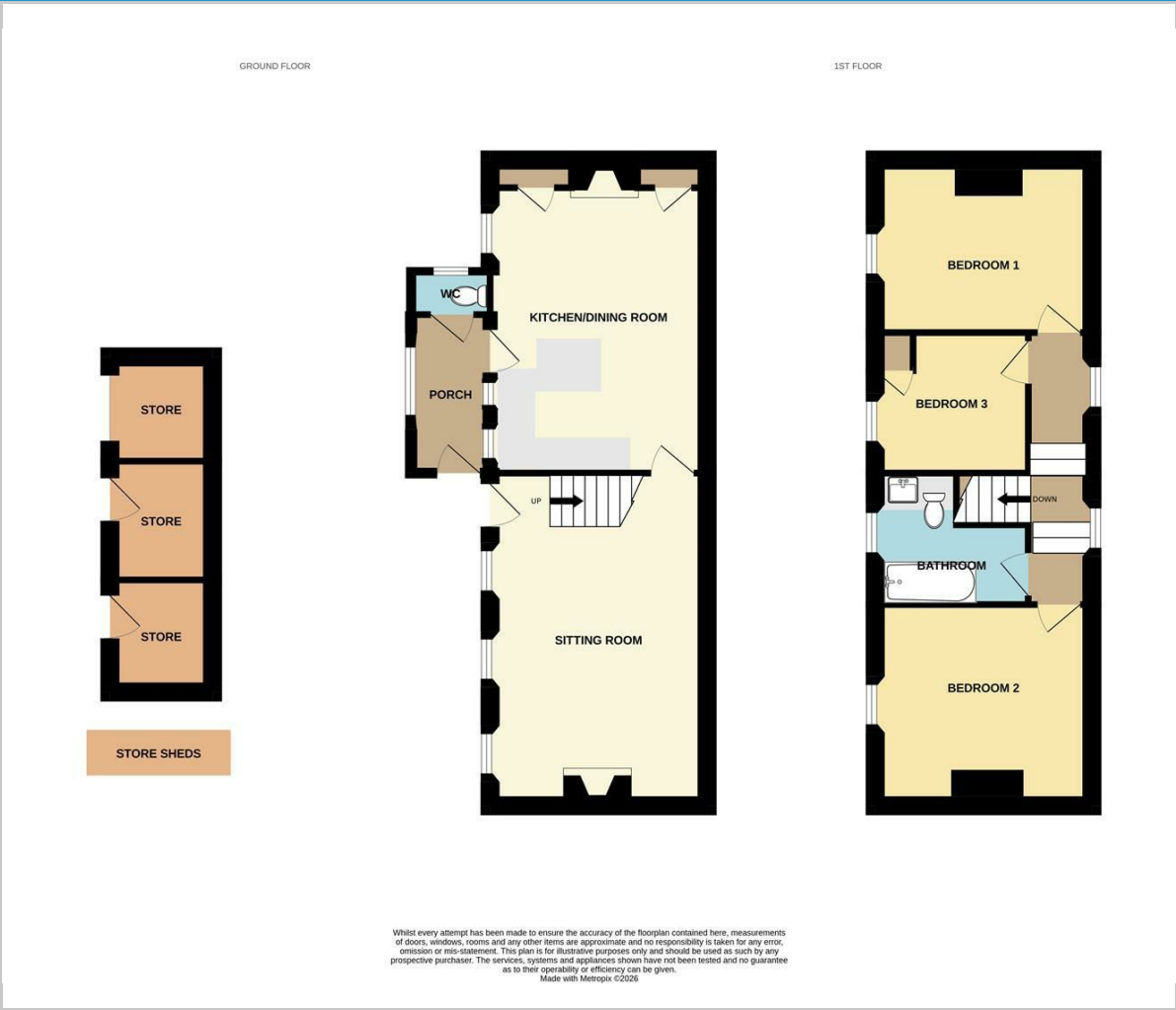
The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

#### Directions

From Tavistock proceed to Gunnislake. As you cross the bridge at Newbridge, then turn right and the entrance to the property will be found ahead of you.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

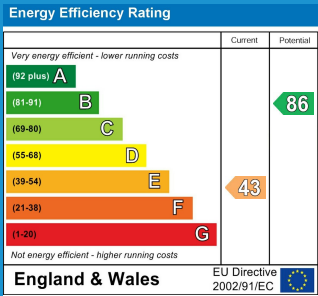
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3a Brook Street, Tavistock, Devon, PL19 0HD  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph



AML CHECKS

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