STAGS

# 5, Crockers Row

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, Gunnislake, Cornwall PL18 9DG

Village centre 350 Yards • Train Station 0.7 miles • Calstock 2.5 miles • Tavistock 4.5 miles • Callington 5 miles• The

A well-presented two-bedroom property in the village of Gunnislake, set in the heart of the Tamar Valley, with allocated parking and a garden across the lane.

- Characterful Cottage
- 2 Double Bedrooms
- Beautiful Views
- Enclosed Garden Area
- Freehold
- End Terrace
- Set in the Heart of the Tamar Valley
- Private Parking Space
- No Onward Chain
- Council Tax Band: B

## Guide Price £215,000

### SITUATION

This charming cottage is located in a discreet and picturesque setting within Gunnislake, in the beautiful Tamar Valley. The village's amenities, including a shop and two pubs, are within walking distance and a scenic footpath along the Tamar riverbank is accessible within a few hundred yards. Gunnislake is positioned on the Cornwall/Devon border, in the heart of the Tamar Valley, a designated National Landscape (formerly AONB). The area is popular for walking, riding and cycling, whilst also being within extremely easy reach of Tavistock. Gunnislake itself provides an Asda mini supermarket and fuel station, post office, doctor's surgery and local Pub, with the village also benefiting from its own railway station, providing a direct service to Plymouth, and good bus transportation links.

## DESCRIPTION

A well presented two bedroom property, situated in the village of Gunnislake, set within the heart of the Tamar Valley. The accommodation is arranged over two floors and offers comfortable, well proportioned living space throughout. Externally, the property benefits from an allocated parking space, along with a garden located across the lane, providing a pleasant outdoor space to enjoy the surrounding countryside.

## ACCOMMODATION

Enter property into an entrance hallway with slate flooring underfoot, to the left is a good size sitting room with sash window to the front, built-in cupboards and a disused fireplace which has the potential to be reopened. Off the sitting room is the kitchen which is formed from an extension, with a large window to the front offering splendid views across the Tamar Valley and provides a good level of natural light. The kitchen benefits from a large pantry, spaces for appliances include a fridge-freezer, dishwasher, oven and electric hob. Adjacent to the main entrance of the home is a family bathroom comprising a 3-piece suite with shower over bath and has space for a washing machine. Stairs rise to first floor level where there are two double bedrooms with views and a dedicated linen cupboard housing a combi boiler.

## OUTSIDE

Mainly laid to lawn this garden is appealing in colour and contains a variety of shrubbery and plants with a good size patio for alfresco dining and entertaining. A gate to the side provides access to the property's driveway providing off road parking for one vehicle and space for a timber shed.

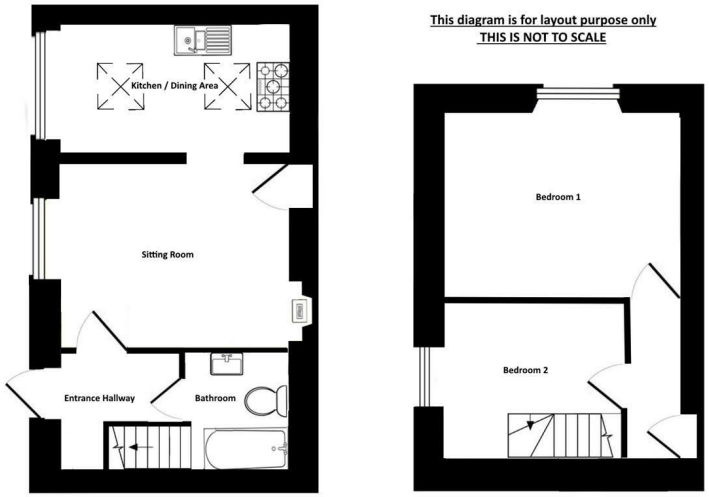
## SERVICES

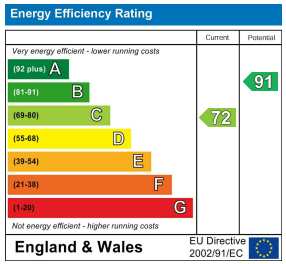
Mains gas, electricity, water and drainage are connected, with a gas-fired combi boiler providing central heating throughout the property. Superfast broadband is available and voice/data mobile service is available through all four major suppliers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## AGENTS NOTE

1. No. 4 Crockers Row has a right of way across the driveway of No. 5 Crockers Row in order to access their garden.
2. The Tamar Valley is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.

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.

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