



mansbridgebalment

ALBASTON

£270,000





THE OLD DAIRY

Albaston, Gunnislake, PL18 9AJ

An attractive period home formerly
The Butcher's Arms Public House

4 Bedrooms

Village Location

Enclosed Rear Garden

Attached Studio/Workshop

Superb Views

Exeter 40 miles, Okehampton 15 Miles and Plymouth 15 miles
(all distances are approximate)

£270,000

**9 Brook Street
Tavistock
Devon
PL19 0HD**

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SITUATION AND DESCRIPTION

Located in the popular Cornish village of Albaston in the Tamar Valley Area of Outstanding Natural Beauty, the property enjoys some attractive countryside views across towards Plymouth Sound.

Albaston is a compact hamlet offering a local inn and 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 are 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.

Originally believed to have been built in the 1800s of stone, granite and part slate hung elevations under a slate roof, this attractive period home was formerly The Butcher's Arms Public House and occupies a prominent position within the village. The well proportioned and characterful accommodation retains original period features including two open stone fireplaces in the sitting/dining room, a delightful granite fireplace in the snug as well as exposed wooden floorboards and ceiling timbers and stripped wood doors in many of the rooms. The accommodation is arranged over two floors and comprises an entrance hall which leads to the rear porch giving access to the garden, 24ft sitting room/dining room, snug, kitchen, utility area, four first floor bedrooms and a family bathroom.

Outside, the property has low maintenance gardens to the front as well as a drive and parking area for several vehicles which lead to an integral garage, whilst to the rear of the house there are enclosed gardens and a useful attached studio/workshop.

ACCOMMODATION

Reference made to any fixture, 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:

A gravel path from the driveway leads to a solid wooden door with glass panel above into:

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor landing with under stair area; radiator; multi-paned door giving access to the:

REAR PORCH

6' 7" x 6' 4" (2.01m x 1.93m)

Sliding double glazed doors to the garden; double glazed windows on either side; tiled floor; courtesy light.

From the entrance hall, doors gives access to the kitchen and the snug and also into:





SITTING ROOM /DINING ROOM

24' 8" x 11' 5" (7.52m x 3.48m)

A delightful double aspect room with double glazed windows to the front and rear; a central gas fire on a slate hearth with surround and slate over mantel, flanked on either side by a feature stone fireplace, one incorporating a wood burning stove on a slate hearth; exposed ceiling timbers; wood effect flooring; two radiators.

SNUG

12' 5" x 11' 1" (3.78m x 3.38m)

Double glazed window to the front and side aspects; feature granite fireplace incorporating a gas fire on a granite hearth with recess on either side; exposed ceiling and wall timbers; two radiators.

KITCHEN

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to the rear aspect overlooking the gardens and with views over the countryside beyond; range of wall and base units with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over; integral oven; four ring halogen hob and stainless steel hood and extractor fan over; integral fridge/freezer; tiled fireplace incorporating a gas fired Rayburn Ranger for the central heating, hot water and cooking; tiled floor; storage cupboard; covered glass door into:



UTILITY AREA

11' x 5' 6" (3.35m x 1.68m) maximum

Double glazed window to the side aspect; space and plumbing for a washing machine; door to integral garage and door enclosing a low level WC.

FIRST FLOOR:

LANDING

Double glazed coloured glass window to the rear aspect providing delightful views over the surrounding countryside; loft access; airing cupboard enclosing the hot water cylinder; decorative ceiling rose.

BEDROOM ONE

12' 9" x 12' 9" (3.89m x 3.89m)

Double glazed window to the front aspect; exposed wooden floorboards; radiator.

BEDROOM TWO

11' 10" x 11' 2" (3.61m x 3.4m)

Double glazed window to the rear aspect; feature cast iron fireplace with cupboard on one side; radiator.

BEDROOM THREE

12' x 9' 7" (3.66m x 2.92m)

Double glazed window to the rear aspect; feature cast iron fireplace with slate hearth and cupboard on one side; radiator.

BEDROOM FOUR

12' 7" x 8' (3.84m x 2.44m)

Double glazed window to the front aspect; storage cupboard; radiator.

FAMILY BATHROOM

Obscure double glazed window to the front aspect; suite comprising low level WC, pedestal wash basin, fully tiled corner shower cubicle enclosing an electric Mira shower, Victorian-style freestanding bath on ball and claw feet; exposed wooden floorboards; ladder-style radiator.



OUTSIDE:

The property is approached from the roadside on to a gravel drive with parking to the side and which leads to the:

INTEGRAL GARAGE

13' 2" x 9' (4.01m x 2.74m)

Up and over door; obscure glazed door to the side aspect on to the side porch; power and light; concrete floor. At the front of the house there are gravelled low maintenance gardens with granite posts incorporating a raised bed. A gravel path leads to the front door, and to the side of the house is the site of a small wooden shed. To the side of the garage there is a small covered porch with courtesy lights.

GARDENS

The gardens are accessed from the rear porch and comprise a gently sloping lawn interspersed with beds on one side and a gravel drying area whilst slate steps lead to a raised brick-built pond and a gate opens to the site of an aluminium framed greenhouse. To one side and attached to the property is the:

STUDIO/WORKSHOP

17' 4" x 17' (5.28m x 5.18m)

Sliding glazed door to the front aspect; window to the rear; power and light.

SERVICES

Mains metered water, electricity, gas and drainage.

OUTGOINGS

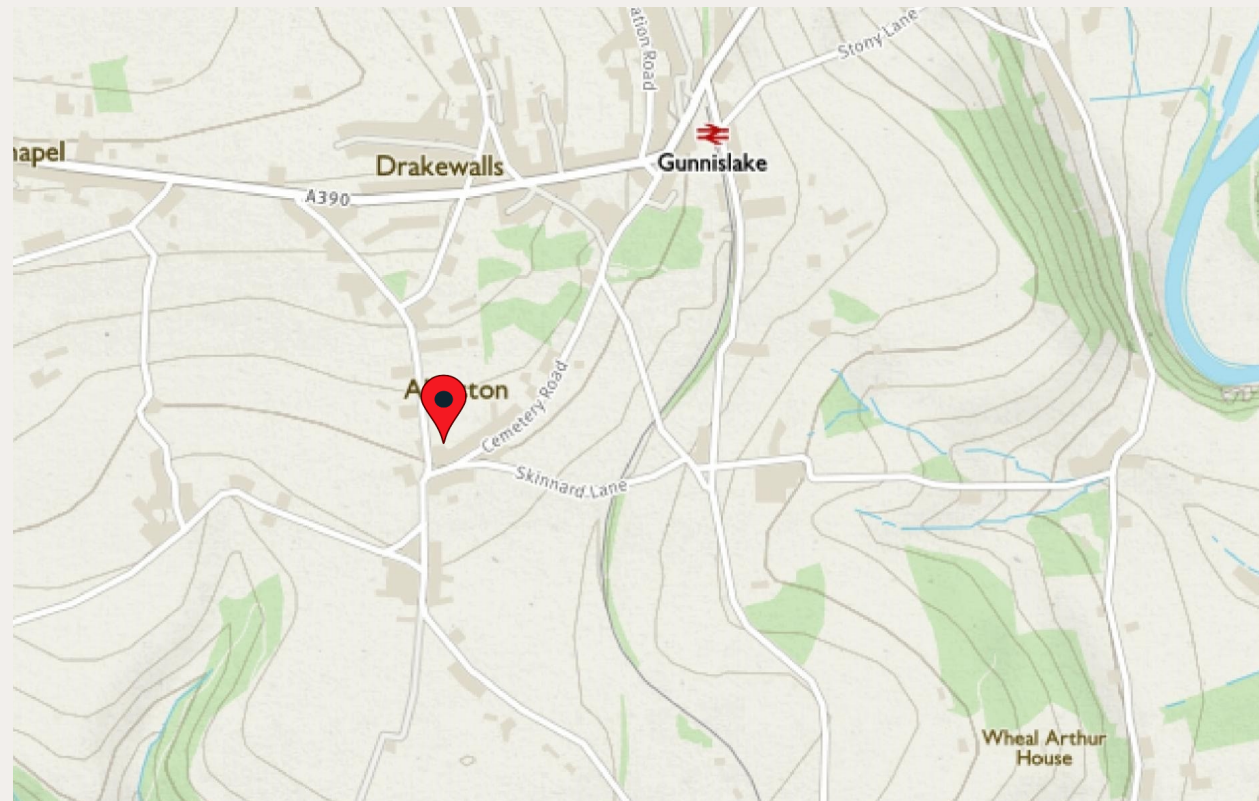
We understand this property is in band ' D ' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

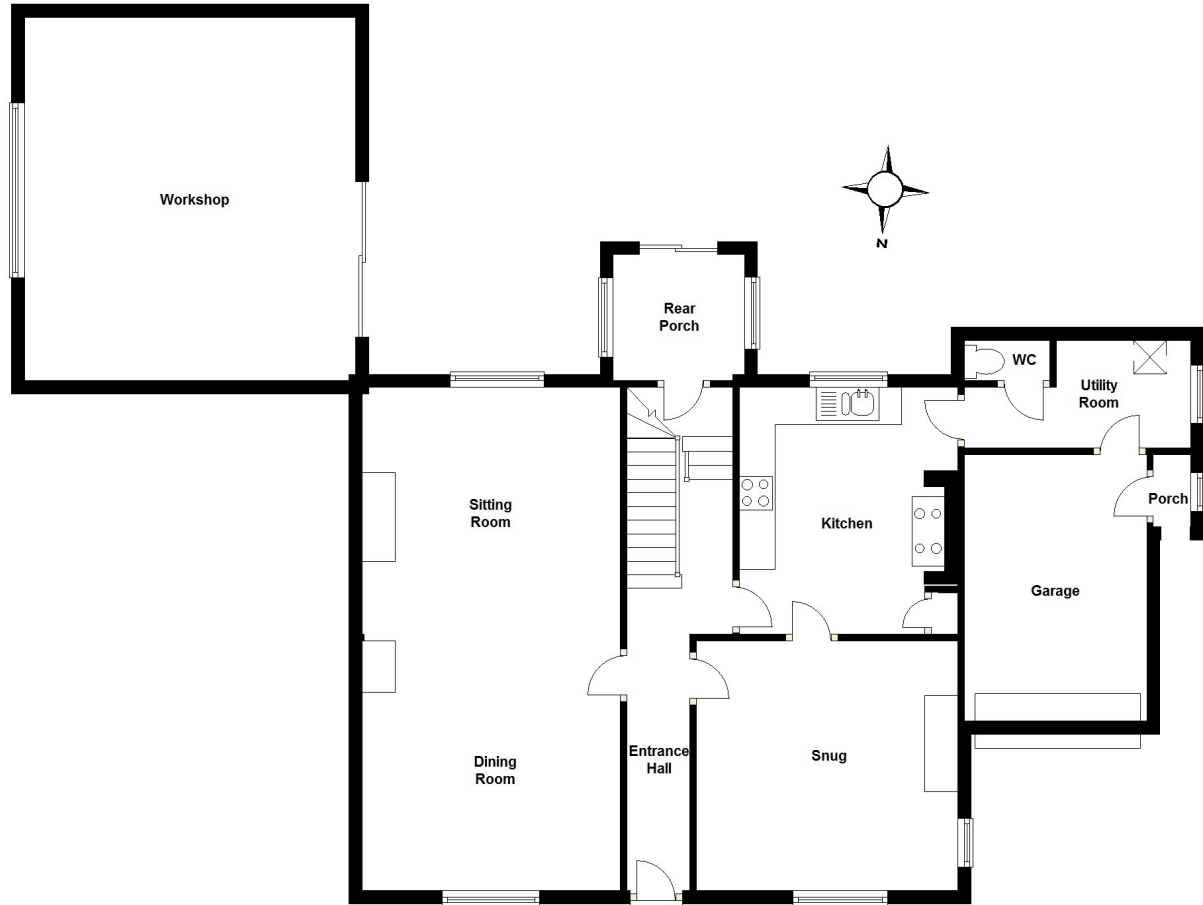
DIRECTIONS

From Tavistock take the A390 westwards to Gunnislake passing through the village. Continue up the hill and turn left shortly before Pearce's Garage signposted for Albaston. Continue for approximately 0.5 mile and the property will be found on the left hand side just before the T-junction as marked by a Mansbridge Balment 'For Sale' board.



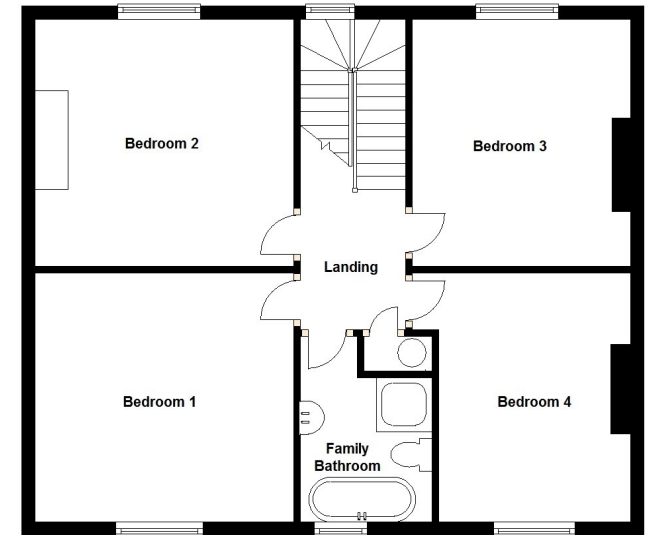
Ground Floor

Approx. 115.3 sq. metres (1241.5 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Total area: approx. 181.7 sq. metres (1955.9 sq. feet)

Please note: These floor plans have been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property
Plan produced using The Mobile Agent.

The Old Dairy, Albaston, Gunnislake, Tavistock

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** Source Rightmove*

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