



The Old Smithy, Albaston, Gunnislake.

PL18 9AL



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ESTATE AGENTS

Guide Price £215,000

The property is set within the village of Albaston and is in reach of local amenities at Drakewalls and Gunnislake. These can be found between the market town of Tavistock and Callington in an area of outstanding natural beauty within the Tamar Valley. Local facilities include a primary school, train station, local shop/garage, bus service and hairdressers

- **Situated Popular Village Location**
- **4 Bedrooms and Generous living Space**
- **Central Heating and uPVC DG**
- **Retains Many Original Features**
- **Garden & Parking Area**
- **Offered With No Chain**



The property has a level access through the front door into the spacious Hallway, with an open plan staircase. This rises to the Landing, with a balustrade feature.

We are led to believe that the cottage was formerly two cottages, so on the right-hand side there is access through to the main spacious Sitting room which runs the depth of the property. The main focal point of this room is the natural stone-faced fireplace, plus it enjoys a twin aspect outlook. At the rear of the hallway is a Cloakroom with period style sanitary fittings. To the left-hand side there is access through to the spacious Kitchen/Dining room. This room retains some original features. The kitchen is well equipped with several fitted base and wall units with a Belfast sink in situ, with contrasting wooden work tops giving ample workspace. There is further space for white goods and a cooking range. From here there is access through a small Utility area which has space and plumbing for laundry appliances and a stable door which provides access to the outside space. The spacious dining area offers plenty of room for formal and family dining and this is also where the boiler can be found.

From the first-floor landing doors lead off to the 4 generous double bedrooms with some to the front and rear aspect. Some retain the original ornamental fireplaces. There is a modern Shower room with a walk-in shower. The ground floor has laminated wood flooring, and the first floor is fitted with carpet.

The property would benefit from some updating and loving care.



OUTSIDE

Situated at the side of the property is a level garden area, which also offers parking for 1-2 Cars. There is also hadditional on road parking available. The garden is mainly stoned for ease of maintenance, with a central tiled patio area which is enclosed with stone walling, with gated access. This offers a nice space for entertaining.

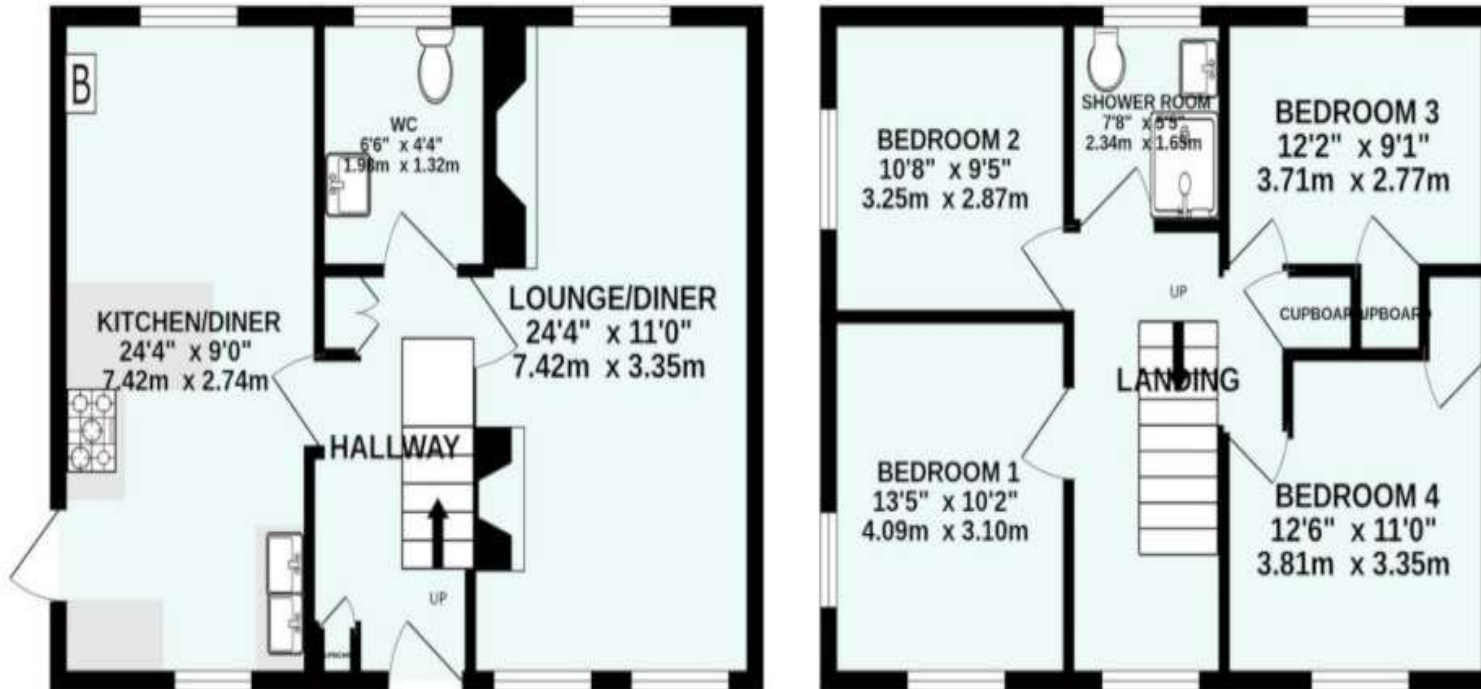
Services:- All Mains Services Are Connected.

Council Tax Banding:- We have been advised that this is Band D

'Please note – all services/appliances have not and will not be tested'



GROUND FLOOR 832 sq.ft. (77.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

