Gunnislake, PL18 9DX



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LOCATION

Situated within the Tamar Valley, a designated area of outstanding natural beauty, is this Detached Executive style house located in a small, select development, of just 3 properties. The property is nearing completion and is being sold with no onward chain, reducing buyer pressure. It has obviously been built to a very high standard, including the fixtures and finishings. The impressive accommodation is spacious and versatile and would make a fantastic home for a variety of purchasers including multi-generational living.

There are nearby amenities including, shop/garage, primary school, bus service and train station. Further amenities and facilities can be found in Tavistock and Callington approximately 6miles distant in both the Devon and Cornwall counties. Many recreational pursuits can also be enjoyed by all the family within the vicinity.

PLYMOUTH
APPROX 19 MILES

EXETER
APPROX 34 MILES

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ACCOMMODATION

The property is approached via a sweeping driveway, leading to the front entrance door. Opening to the welcoming Hallway, there is a cloak hanging section plus a useful storage cupboard with double doors. Tiled flooring, a window facing to the side and an oak staircase rise to the first floor. The Cloakroom comprises of an enclosed cistern low level WC, shaped wash hand basin, wall mounted towel rail, half tiling to the walls, display shelving, extractor and window facing to the front. Internal door leads into the Utility, with under unit space for white goods and wall cupboards, one of which houses the central heating and hot water boiler. Matching tiling to the floor, window facing to the front and a door giving access to the side garden. To the right-hand side of the hallway is the Study/Games room, which faces to the front, enjoying views across the Tamar valley to Dartmoor. From the hallway an internal door leads into the main reception room, the Living room. This is a light and airy social space with ample room for reception furniture. French doors lead out to the patio, which will be a great area for entertaining guests. A square arch leads you to the most impressive Kitchen/Breakfast room, fitted with a comprehensive range of wall and base units, glass fronted cabinets and work top surfaces with matching up stands. Wine chiller fridge, built in eye level double ovens, full height fridge/freezer and tall cupboards. There is feature shelving, a window facing to the side, matching tiling to the floor, a door giving access to the rear and an area suitable for breakfast table and chairs. From this room and the Living room, internal doors lead into a further reception room. This could be utilized for individual purposes perhaps as a formal Dining room or Sun room. There are windows to the side and rear aspects, with sliding patio doors providing access to the rear patio, again with matching tiled flooring.

From the ground floor the staircase leads to the first floor and Landing where there is loft access with fitted loft ladder. There is a lovely glass finished, galleried balcony, which looks down into the hallway, with encased windows enjoying stunning views, across both Devon and Cornwall countryside. Bedroom 1 is a large double room with windows facing the front aspect, taking in the views, radiator and ample space for bedroom furniture. Following on is a dressing room ideal for wardrobe space. The En suite shower room completes the Master Suite and comprises of an enclosed cistern low level WC, shaped wash hand basin and double shower cubicle with sliding glass doors, display niches and double headed shower including a waterfall head. Extractor, part tiling to the walls, tiling to the floor and heated towel rail. Bedroom 2 is a double bedroom also facing the front to enjoy the views, with radiator, and an opening leading through to a dressing area. The second en-suite comprises of an enclosed cistern low level WC, shaped wash hand basin, a double shower cubicle with sliding glass doors, display niches and double headed shower. Extractor, tiling to the floor, part tiling to the walls and a heated towel rail. Bedroom 3 is also a double bedroom with large windows facing to the rear with a pleasant outlook, and a radiator. Bedroom 4, being the last double bedroom again faces to the rear with a wardrobe recess and a radiator. The impressive Bathroom comprises of enclosed cistern low level WC, large vanity unit with drawer space, a shaped wash hand basin plus a free standing oval shaped bath with free standing, floor-based shower. Additional walk- in shower incorporating his and hers dual showers, display niches, extractor, wall mounted heated mirror with lighting, heated towel rail, tiling to the floor and part tiling to the walls.





THE GROUNDS

A tarmac driveway leads up to the property and parking area, which is suitable for several vehicles.

The Double Garage has an external charging point plus power, light.and a tap. There is a door to the side and window to the rear.

A pathway leads around the right hand side of the property and to the rear where there is an attractive paved patio area with feature barbecue area, garden walling and natural hedging. To the left hand side it is laid to lawn with a drying section and pathway.This area allows easy access to and from the utility.

The main garden is a blank canvas which can be cultivated as per individual preferences and there are timber steps leading up to an elevated lawn section, which again enjoys the most wonderful views. The gardens are private and edged with Cornish banks, fencing and walling.









PROPERTY DETAILS

SERVICES:	Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply
EPC RATING:	To be confirmed
COUNCIL TAX:	To be confirmed
TENURE:	Freehold
AUTHORITY:	Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.

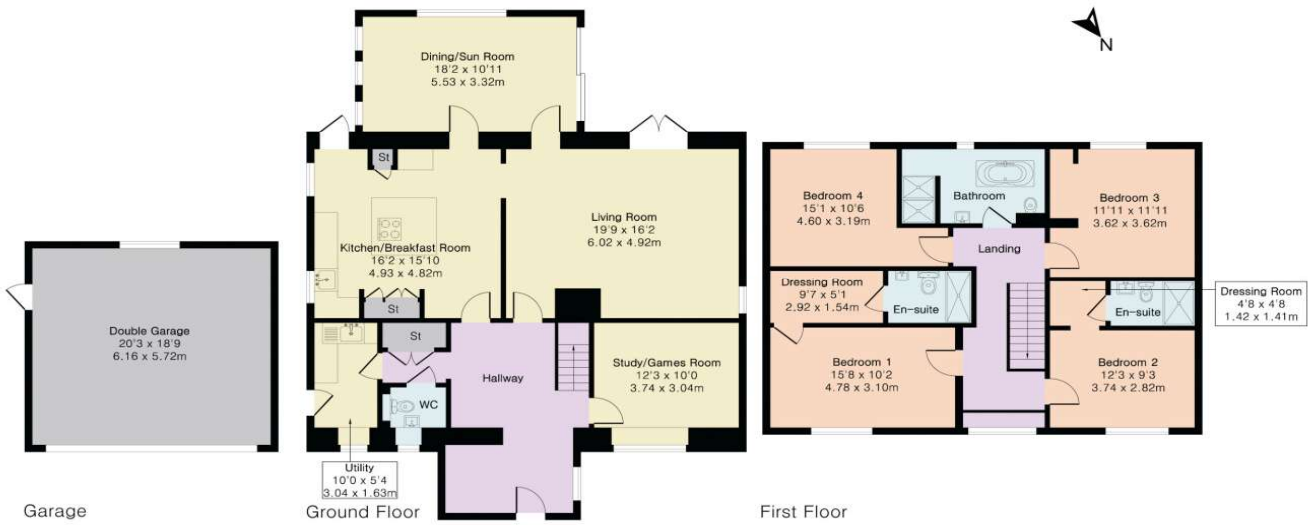
NOTE

The property benefits from a 10 year Build Warranty. The ground floor accommodation has underfloor heating with radiators to the first floor.





Approximate Gross Internal Area 2225 sq ft - 207 sq m
(Excluding Garage)
Ground Floor Area 1270 sq ft – 118 sq m
First Floor Area 955 sq ft – 89 sq m
Garage Area 379 sq ft – 35 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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