view property

Town • Country • Coast



Albaston

Gunnislake,

Guide Price £420,000

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Albaston

Gunnislake,

NO ONWARD CHAIN! An impressive, architecturally designed detached bungalow, occupying a generous plot approaching half an acre in all, enjoying a good degree of privacy, yet within a desirable village location. Approached via a private lane entrance, the property offers spacious and versatile accommodation, including two double bedrooms, one with an ensuite, together with a large loft room offering excellent potential for further use. Externally, the property benefits from extensive parking, a garage, further outbuildings and large formal lawned gardens, providing an attractive setting with plenty of outside space.

The welcoming entrance hall, has loft access via a ladder to the large loft with potential to create further bedrooms if required, subject to any necessary consents. A good sized lounge with fireplace, dining room (which could be a bedroom) with adjoining kitchen, fitted with wall and base units, together with a mains gas fired central heating boiler. Door opening into the rear lobby with door to outside, and a useful utility room. There are two double bedrooms, one with ensuite and a large family bathroom.

Outside, approached over a private lane entrance leading to ample tarmac driveway providing off-road parking for several vehicles, boat/caravan, with a detached garage, further outbuildings and raised fish pond. The formal gardens are laid to lawn with patio area and mature monkey puzzle trees. A path leads to a further large lawn to the side.

The property is subject to a Section 106 Local Needs Restriction, please see Agents Note.

























Entrance Hall

Dining Room
10'9" x 11'4" (3.30 x 3.47)

Conservatory
21'11" x 6'7" (6.70 x 2.03)

Kitchen
11'4" x 10'3" (3.46 x 3.14)

Rear Lobby
8'0" x 6'5" (2.45 x 1.98)

Utility Room
6'5" x 4'1" (1.98 x 1.25)

Sitting Room
19'2" x 13'2" (5.86 x 4.03)

Bedroom 1
14'3" x 11'9" (4.36 x 3.60)

Ensuite Shower Room

Bedroom 2
15'3" x 11'3" (4.67 x 3.45)

Loft Room
Accessed via loft ladder. Divided into two areas. Port hole window to side.

Bathroom
11'8" x 5'10" max (3.58 x 1.80 max)

Detached Garage
18'8" x 9'6" (5.70 x 2.90)

AGENTS NOTE
1. The property is subject to a local needs restriction, meaning the successful purchaser must have resided or working in the local parish for the last three years. Please enquire with the agent for further information and queries.
2. The entrance lane has shared access for the owner of the field via the first gate on the right just inside the entrance from the parish road.

Services
Mains water, drainage, electricity and gas.

Local Authority
Cornwall Council - Tax Band C

EPC
C72

Tenure
Freehold

Situation
Albaston is a popular village in the Tamar Valley and features a public house and a Primary and Pre-School within walking distance of the property. There is also a petrol station with associated convenience store and take-away alongside a branch line train station with a regular service into the City of Plymouth. The nearby Riverside village of Calstock offers beautiful scenery and walks along the river alongside 2 public houses, coffee house and village shop. The village is roughly equidistant to the towns of Callington and Tavistock, both of which offer a range of amenities, shops and schooling with good road access into Plymouth and Dartmoor National Park.

Directions
From Tavistock, follow the A390 into and through Gunnislake. Turn left after Gunnislake train station. Follow Cemetery Road until you reach a 'T'junction. At the junction turn left and proceed down the hill and the entrance lane to the property will be found on the left hand side.

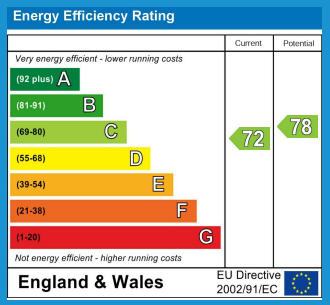
Floor Plan



Area Map



Energy Efficiency Graph



AML CHECKS

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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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