



Primrose Cottage, Albaston, PL18 9AJ
£240,000

An attractive cottage situated in the popular village of Albaston with parking and cottage garden.

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ACCOMMODATION IN BRIEF

- Three Bedrooms
- Three Receptions, Two with Wood Burners
- Fitted Oak Fronted Kitchen with Appliances
- Bathroom with Shower
- Parking
- Gas Central Heating & Double Glazing
- Cottage Gardens

ALBASTON

Albaston is a hamlet which has a local inn and a local bus service to Calstock, Gunnislake and Tavistock. Gunnislake is approximately one and a half miles away and offers a good selection of local shops and facilities with the Tamar Valley Railway which offers regular services along the river-bank to Plymouth. A primary school is located at Drakewalls approximately a quarter of a mile distant and Callington approximately five miles away provides secondary education. The market town of Tavistock is approximately five miles from Albaston with the city of Plymouth being approximately eighteen miles away. There

are a wide selection of recreational facilities and various clubs available nearby including golf, squash, sailing, boating, walking, riding and fishing in the River Tamar.

PROPERTY

Character cottage that has been sympathetically modernised yet retaining many period features such as fireplaces, stripped floors and exposed beams. There are three reception rooms two with wood burners and a oak fronted fitted kitchen benefitting from built in appliances and granite work surfaces. On the first floor two double bedrooms have decorative cast iron fireplaces and the third is a good sized single room. The fully tiled family bathroom has a modern white suite with bath and separate shower cubicle. Other benefits include gas fired central heating and electric underfloor heating to the kitchen, PVCu double glazed windows and externally an attractive cottage garden with good patio area and lawn. The front has parking for two to three cars.

Part glazed wooden entrance door leads:-

DINING ROOM

Double glazed sash style window to the

front with deep sill, feature fireplace with inset wood burner on a slate hearth with a granite lintel and former cloam oven, painted beamed ceiling, wooden flooring, concealed radiator, wall lighting, door providing access through to breakfast room and door to:-

SITTING ROOM

Twin double glazed sash windows to the front with deep sill, beamed ceiling, wood burner set on a slate hearth with feature exposed granite lintel above, wall lights, television point and radiator.

BREAKFAST ROOM

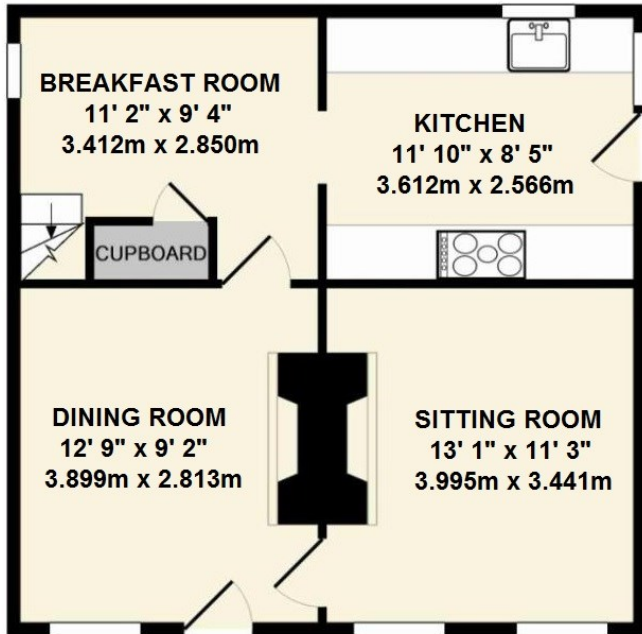
Staircase to the first floor, under stairs storage cupboard and built in wine rack, double glazed window to side elevation, exposed beamed ceiling, wall lighting, wooden flooring, radiator, sliding door providing access to:

KITCHEN

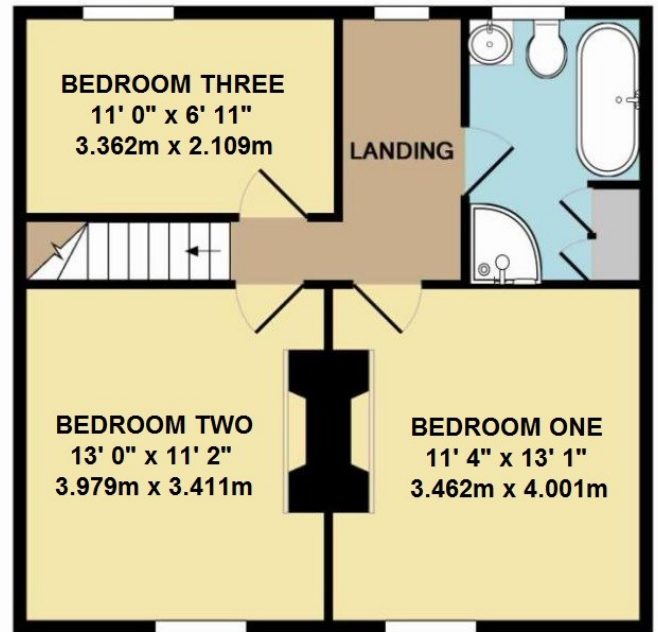
Oak fronted fitted kitchen with a range of matching base and wall units under granite square edged work surfaces, inset Belfast style sink with mixer tap over, space for washing machine and tumble dryer, built in fridge/freezer, dishwasher and microwave, space for Range style

floor plans

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



GROUND FLOOR



1ST FLOOR

cooker, stainless steel extractor fan over, beamed ceiling, slate floor with electric under floor heating, double glazed window to side and rear, half glazed stable door to courtyard garden.

FIRST FLOOR LANDING

Access to loft space, radiator, open area currently used as a study with double glazed window to rear.

BEDROOM ONE

Double glazed sash window to front with deep sill, feature cast iron fireplace set on a slate hearth, exposed wooden flooring and radiator.

BEDROOM TWO

Double glazed window to front aspect with deep sill, radiator, exposed wooden flooring, feature cast iron fireplace set on a slate hearth.

BEDROOM THREE

Double glazed window to rear aspect, radiator.

BATHROOM

Suite in white comprising panelled bath

with mixer tap and hand held shower, corner shower cubicle with glazed door and mains shower, low level WC, circular wash basin standing on an oak base with mixer tap over, recess with wooden shelving, chrome ladder style radiator, built in airing cupboard with gas boiler for central heating and domestic hot water, further storage cupboards, shaver point, fully tiled walls, double glazed window to rear.

OUTSIDE

To the front of the property there is parking for two/three cars. A gate to the side leads to a courtyard garden that has been paved providing a sheltered area for alfresco dining, outside tap. Steps lead to the main enclosed garden to the rear that is laid to lawn with mature shrubs and bushes with a good degree of privacy. Further paved area and shed.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Viewing

Viewing is strictly by prior appointment with the Sole Agents
Gibbs Kirby Ltd.



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Notices

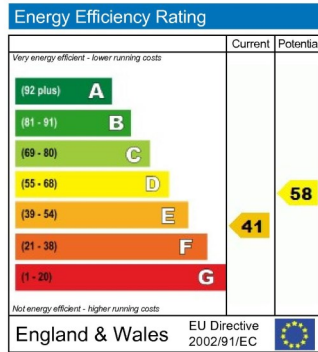
Energy Performance Certificate



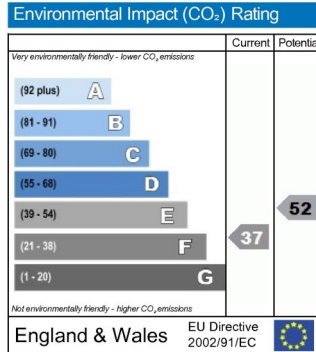
Primrose Cottage
Albaston
GUNNISLAKE
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Dwelling type: Linked detached house
Date of assessment: 21-Jan-2011
Date of certificate: 24-Jan-2011
Reference number: 8502-3198-3329-4126-3993
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	447 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	7.7 tonnes per year	5.3 tonnes per year
Lighting	£106 per year	£56 per year
Heating	£1240 per year	£890 per year
Hot water	£139 per year	£114 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Important

Particulars:

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Gibbs Kirby Limited in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Gibbs Kirby Limited nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photos etc:

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Regulations etc:

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Directions

From Tavistock town centre, proceed along Plymouth Road to Drake statue, turn right and at the next roundabout turn left onto Callington Road. Continue along this road until you reach Gunnislake, proceed through the village on the A390 towards Callington. Proceed up the hill bearing left at the service station into Cemetery Road, continue along this road and the cottage can be found on the right hand side before the Queens Head public house.

Post code

PL18 9AJ

Services

Mains gas, electric, water and drainage

Tenure

For sale Freehold

Local Authority

Cornwall County Council

Council Tax

Band D



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Gibbs Kirby Limited registered in England number: 08145478.
Our registered office is
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Particulars dated: May 2014.