SCOTT PARRY
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 1 DRAKEWALLS, GUNNISLAKE, CORNWALL, PL18 9EG

£475,000



west

A DETACHED NEW HOME - Currently under construction with anticipated completion Spring/Early Summer 2027 - An individual detached new house (one of 2) on a generous plot in this prized village location within the beautiful Tamar Valley. About 1179 sq ft, Sitting Room, Kitchen/Dining Room, 3 Double Bedrooms, 2 Bath/Shower Rooms, Private Driveway, Gardens.

TAVISTOCK 6 MILES, SALTASH 12 MILES, CALSTOCK 3 MILES, PLYMOUTH 17 MILES

LOCATION

The nearby riverside villages of Calstock and Gunnislake both provide for most day to day needs including a branch line railway station connecting with the main line at Plymouth. Calstock boatyard offers permanent moorings (subject to availability). The classic Westcountry market town of Tavistock with its notable boutiques and delicatessens lies within easy driving distance. The town of Saltash has a Waitrose store on it northern outskirts. In 2006, the Tamar Valley which is designated as an Area of Outstanding Natural Beauty was given World Heritage Status. An extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturalists and naturalists and the wide expanse of the Dartmoor National Park and glorious Cornish coastline provide boundless leisure opportunities. The rugged and wild granite hilltop of Kit Hill Country Park, noted for its fascinating history and abundance of natural flora and fauna, extends to 400 acres of unspoilt countryside for the public to enjoy and lies 3 miles to the west.

The City of Plymouth includes a large and thriving University and has a long and historic waterfront with many cafes, restaurants and antique shops centred around the cobbled Barbican quayside. Plymouth also boasts a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferryport with regular crossings to France and Northern Spain. There is excellent schooling in the area with Kelly College and Mount House at Tavistock and also Plymouth College.

DESCRIPTION
Plot 1 comprises a detached new home which is currently under construction with an anticipated completion during Spring/Early Summer 2027. An early purchaser may have the benefit of influence over some of the final finish/specification (this may result in additional charges).

The accommodation extends to about 1179 sq ft, will be laid out over two floors and is proposed to briefly comprise - GROUND FLOOR - Canopy Porch - Spacious Reception Hall - 17' Dual aspect Sitting Room with French doors to garden - 15' Kitchen/Dining Room with French doors to garden - Bedroom - Shower Room/WC - FIRST FLOOR - 21' Bedroom - 16' Bedroom - Family Bathroom.

OUTSIDE
A private graveled driveway provides ample parking. Gardens with patios off the Sitting Room and Kitchen.

EPC RATING - TBC, COUNCIL TAX BAND - TBC
SERVICES - Mains water, electricity, drainage and gas??????

DIRECTIONS
Using Sat Nav - Postcode - PL18 9EG

New Home, Drakewalls

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft
Garage = 21.5 sq m / 231 sq ft
Total = 131.0 sq m / 1410 sq ft



Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1337906)

These particulars should not be relied upon.

Tamar View Nurseries, Carkeel, Saltash,
Cornwall, PL12 6PH

www.scottparry.co.uk
sales@scottparry.co.uk
01752 858314

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