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Cherry Trees



Train Station 0.6 miles • Village Centre 0.8 miles • Fuel Station/Mini-supermarket 1.1 miles • Tavistock Town Centre 6 miles • Dartmoor National Park 7 miles • Plymouth Centre 19.5 miles • What3words.com ///daily.billiard.fortunes

A superbly well-designed and stylishly finished, single-storey eco-home with a gated drive and sizeable gardens, providing unrivalled energy efficiency and contemporary comfort, and available chain-free.

- Exceptionally Energy Efficient Home
- Extremely High EPC (A-rated at 108)
- Beautiful Open-plan Living Space
- 3 Double Bedrooms (Master En-suite)
- Large Gated Driveway and Garage
- Wrap-around Gardens and Sun Deck
- Private, Edge-of-Village Position
- No Onward Chain
- Council Tax Band: F
- Freehold

Guide Price £575,000

### SITUATION

This individual new home is located on the fringes of the picturesque World Heritage village of Calstock in the heart of the Tamar Valley National Landscape (formerly AONB), just over 0.5 miles from the village's train station and only 0.8 miles from the centre, with its amenities and public quay. A former inland port on the tidal path of the river Tamar, Calstock is a lively village with a good community spirit and a regular, 35-minute train service to Plymouth. Sailors and boat owners should take particular note; there are moorings and a nearby boatyard, with tidal access to Plymouth Sound approx. 12 nautical miles downriver. The Tamar Valley, along the Devon/Cornwall border, offers superb opportunities to discover the region's rich heritage. The village of Gunnislake, including an Asda fuel station and mini-supermarket, is only 1 mile away whilst the thriving market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 6 miles away to the northeast.

### DESCRIPTION

This superb eco-home was completed in 2023 and has been built to a truly remarkable level of energy and thermal efficiency. Of Insulated Concrete Formwork (ICF) with high-performance double glazing, the property's EPC rating stands at an astonishing 108 (Band A). Other strong sustainability measures include a 7.11kW PV panel array and an air-source heat pump. Internally, the style and standard are also extremely high, including a spectacular, open-plan kitchen/living room and contemporary bath/shower rooms. Externally, there are good-sized, colourful gardens and a large gated drive, making this a very appealing, future-proofed home which should appeal to those seeking comfort, simplicity and peace of mind.

### ACCOMMODATION

The layout is shown on our floorplan and briefly comprised as follows: an entrance hallway, with a large cloaks and boots cupboard; a cloakroom; the open-plan kitchen/living/dining room; a separate utility with space for laundry appliances and a dishwasher; the three double bedrooms, including a master suite with

en-suite shower, walk-in wardrobe and decked balcony, and; the family bathroom. The property's statement room is the open-plan kitchen/living room which is dual-aspect and of tremendous size, with a large picture window, two sets of patio doors to the sun deck and part-vaulted ceilings with triple-glazed skylights ensuring extensive natural light. The kitchen is equipped with a very good range of contemporary units and a sizable island with an inset basin, plus integrated appliances including an AEG multi-function induction hob and Elica extractor hood, a built-in AEG oven and a separate microwave.

### OUTSIDE

A large, gated driveway provides excellent parking space and leads to a timber-built garage. The side and rear gardens comprise well-kept lawns with colourful borders featuring an array of mature shrubs and specimen trees, providing a good degree of privacy and shelter. Accessible from the living room and dining area, the sun deck is of a very good size and provides a perfect outdoor area for entertaining or alfresco dining.

### SERVICES

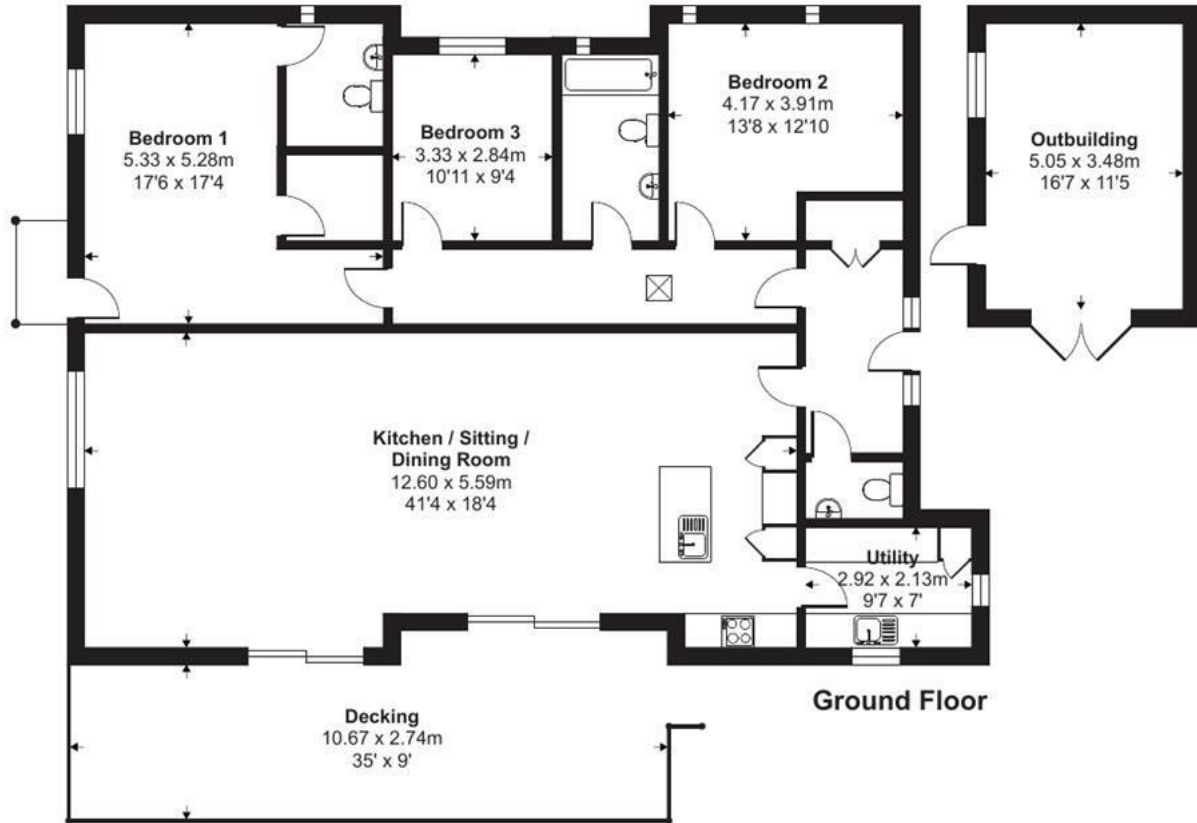
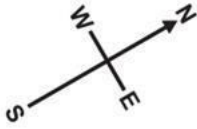
Mains water, electricity and drainage (via a private pumping station). 7.11kW, 18-panel PV array. Air-source heat pump providing zoned underfloor heating. Superfast broadband is available. Limited mobile voice services are available on all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

1. ICF is considered a Modern Method of Construction. Those requiring a mortgage are advised to take specialist advice.
2. A Stroma Buildzone New Home Warranty is offered with the property, valid until June 2033.
3. The property is located in an area well-known for its historic metalliferous mining. No workings are known to exist close to the property and a satisfactory mining walk-over inspection was carried out during the build process.
4. The property benefits from a right of access over the driveway of its front neighbour.



Approximate Area = 1691 sq ft / 157.1 sq m  
 Outbuilding = 191 sq ft / 17.7 sq m  
 Total = 1882 sq ft / 174.8 sq m  
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1162759

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs	100	100
(81-91) B	Energy efficient		
(69-80) C	Decent energy efficiency		
(55-68) D	Some energy efficiency		
(39-54) E	Low energy efficiency		
(21-38) F	Low energy efficiency		
(1-20) G	Very low energy efficiency - higher running costs		

England & Wales EU Directive 2002/91/EC

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