



3 WEIR HEAD

GUIDE PRICE **£275,000**

Pretty Two Bed Cottage in Peaceful Setting

GUNNISLAKE

MILLER TOWN & COUNTRY

Part of Smart Property Group



- » Peaceful Location
- » Kitchen/Diner
- » Log Burner in Living Room
- » Two Double Bedrooms
- » Family Bathroom
- » Period Features and Views
- » Private Garden with Summer House

The Property

Situated along a quiet country lane on the edge of the village of Gunnislake, this charming cottage has been exceptionally well cared for and offers a peaceful sanctuary to return to after a busy day. Meandering through the front garden, you are welcomed into a practical porch – the perfect place to store muddy boots and logs for the wood-burning stove, which sits within the feature stone fireplace in the cosy living room. Adjacent to the living room is the modern kitchen/diner. Like the living room, it benefits from a large sash window overlooking the front garden. Offering plenty of storage and ample space for a dining table, it is both stylish and practical. Upstairs, the well-presented bathroom enjoys delightful views over the sheep grazing in the fields behind – truly a “loo with a view”. The spacious dual-aspect principal bedroom overlooks both the front garden and the rolling countryside to the rear, while the second double bedroom enjoys views over the front garden. Beautifully presented throughout, this delightful cottage combines period charm with modern comforts, making it an ideal countryside retreat or permanent home.

Outside

Set just off the quiet lane, the front garden is accessed through a gate leading onto a charming Victorian brick pathway. A lawn lies to one side, while a patio on the other provides the perfect space for outdoor entertaining. A beautiful summer house creates an idyllic spot to relax with a summer G&T among friends, all within attractive walled boundaries.







3 Weir Head, Gunnislake

Location

Gunnislake is a picturesque village in the beautiful Tamar Valley, on the Cornwall–Devon border. Surrounded by rolling countryside and woodland, it offers rural tranquillity and everyday convenience. The village benefits from a range of local amenities, including shops, a primary school, pubs, cafés and a health centre, while the scenic Tamar Valley railway provides direct links to Plymouth. There is walking, cycling and outdoor pursuits on the doorstep, together with the nearby market town of Tavistock the stunning landscapes of Dartmoor National Park, and Gunnislake is an ideal location for those seeking a relaxed country lifestyle.

Agents Note: Shared septic tank with Neighbour. A mining risk (other than coal mining) has been identified.

KEY INFORMATION

-  2 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  On Road Parking
-  Not Listed
-  Heating: Gas central heating/wood burner
-  Utilities: Mains electric, water and gas. Shared private drainage
-  Restrictions: Yes - see title
-  Easements, Wayleaves: Yes - see title
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (69)
-  Council Tax Band: B
-  Tenure: Freehold
-  Broadband: FTTP *Per Ofcom
-  Mobile Signal: Good *Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country

01822 617243 | tavistock@millerc.co.uk

www.millerc.co.uk

2 Drake Road, Tavistock, Devon, PL19 0AU



VIEWING: Strictly through the vendor's sole agents

Tavistock 01822 617243
Okehampton 01837 54080

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

