



Drakewalls House







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Drakewalls, Gunnislake, Cornwall, PL18 9EG

Fuel Station/Mini-market 150 yards • Train Station 300 yards • Callington 4 miles • Tavistock Town Centre 5 miles • Dartmoor National Park 6 miles • Plymouth City Centre (via A388) 19 miles

A substantial period home offering strong income and annexe options, comprising a 5-bedroom principal dwelling, 2-bedroom coach house and planning for a further holiday let, all sitting in pretty gardens, close to local amenities.

- Multifaceted Home with Income/Annexe Options
- Period House with 5 Bedrooms, 4 Bathrooms
- 2-bedroom Coach House Annexe/Holiday Let
- Full Planning for Further Holiday Let
- Historically Run as a Successful B&B
- Pretty, Varied Gardens and Ample Parking
- Breath-taking Dartmoor and Valley Views
- Close to Amenities and Train Station
- Freehold
- Council Tax Bands: D and A

Guide Price £775,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

This substantial period house occupies a prominent position in Drakewalls, with the convenience of local amenities and facilities within walking distance, including a fuel station, mini-supermarket and train station. Occupying a slightly elevated position, some fine views across the Tamar Valley to Dartmoor are on offer to the south, particularly from the first and second-floor rooms.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 35-minute journey). Tavistock, 6 miles to the east, is a thriving market town on the edge of Dartmoor National Park, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 20 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

## DESCRIPTION

This notable period home is understood to date from the late 19th Century and has been a cherished home to our clients for over 35 years, during which time they have operated a successful Bed & Breakfast and significantly developed and enhanced the site, resulting in excellent flexibility and strong income potential. The main house is arranged over three floors, plus a cellar, and provides five bedrooms, four bathrooms and three reception rooms, together with a contemporary kitchen and associated ancillary areas. Externally, the property is complemented by a converted former Coach House, now a two-bedroom, two-bathroom dwelling in its own right with consent to be used both as an annexe and a holiday let, and an attached garage with full planning consent for the creation of a further holiday let. The house enjoys varied and attractive gardens, extensive parking and wonderful easterly views across the Tamar Valley towards distant Dartmoor.

## ACCOMMODATION

The house is accessed on the ground floor via the original entrance door into a central hallway, with a secondary and more commonly used access through a utility/lobby. From here, the ground-floor accommodation is comprised as follows: a central hallway with stairs to the upper floors and a door to the cellar; three reception rooms, including a dual-aspect sitting room with a substantial log-burning stove set on a slate hearth, a bay-fronted dining room centred around an original cast-iron fireplace, and an adjacent study/home office overlooking the front garden; the dual-aspect kitchen, fitted with an excellent range of contemporary units beneath "Seascape" quartz worktops, incorporating a 1½-bowl Rangemaster ceramic sink and drainer, central island with breakfast bar, space for an American-style fridge-freezer, Rangemaster cooker with five gas burners, warming plate and double grill, and spaces for a dishwasher and wine fridge, and; a utility room with space for laundry appliances and a WC to one side.





The first-floor accommodation comprises four double bedrooms, including one arranged as a suite with fitted wardrobes and a fully tiled en-suite bathroom, a further front-facing en-suite bedroom enjoying superb Tamar Valley views with a shower room, two additional double bedrooms with basins, and a fully tiled bathroom. On the second floor, there is a further double bedroom and bathroom, and an additional room currently used as an office, but which could serve as a dressing room or hobbies room.

### THE COACH HOUSE

We understand the Coach House was converted around 35 years ago and is principally of stone and masonry construction. The accommodation comprises an entrance porch, fitted kitchen with timber units, gas hob, double oven and appliance space, a sitting room with newly fitted patio doors, and a bathroom. Upstairs are two double bedrooms, the larger with a fitted wardrobe and en-suite shower room. It has consent to be used both as an annexe and as a holiday let, and is rated in Band A for Council Tax.

### OUTSIDE

The property is approached via a tarmac driveway with inset uplighting, providing parking and turning for several vehicles. Attached to the Coach House is a blockwork garage with consent for conversion into a one-bedroom annexe.

The gardens lie mainly to the front and side, featuring a walled lawn with well-stocked borders of specimen trees and shrubs, including camellias, acers and magnolias, along with raised beds for fruit and vegetables. A striking water feature of tiered fishponds runs through the garden, with a pergola set on a paved patio. To the opposite side of the house is a further paved seating area ideal for entertaining. The garden also includes a log store, greenhouse and external power and water points.

### PLANNING

1. A Certificate of Lawful Use has been granted by Cornwall Council (ref: PA23/09651), permitting use of The Coach House as either a holiday let or annexe.
2. Cornwall Council granted planning consent (ref: PA25/05632) on 10th November 2025, for the conversion of the garage to form a 1-bedroom, single-storey property for holiday letting.

### SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating throughout both dwellings. Ultrafast broadband is available. Limited mobile voice/data service is available through all four major network providers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

The property is located in an area well-known for its historic metalliferous mining activity. No workings or features are known to exist within close proximity of the property.

**Approximate Gross Internal Area 2528 sq ft - 235 sq m  
(Excluding Garage, Cottage & Outbuilding)**

Lower Ground Floor Area 187 sq ft – 17 sq m  
 Ground Floor Area 1063 sq ft – 99 sq m  
 First Floor Area 817 sq ft – 76 sq m  
 Second Floor Area 461 sq ft – 43 sq m  
 Garage Area 561 sq ft – 52 sq m  
 Cottage Area 817 sq ft – 76 sq m  
 Outbuilding Area 74 sq ft – 7 sq m



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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Energy Efficiency Rating Scale: A (92+) to G (1-20). Current rating: 61. Potential rating: 75.



