



# Calstock, Gunnislake

PL18 9SG

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ESTATE AGENTS

## Guide Price £345,000

Calstock is one of South East Cornwall's most desirable villages situated on the Cornish side of the River Tamar & is within an Area of Outstanding Natural Beauty. Local amenities & facilities include pubs, cafe, hairdressers, primary school, branch train line, childrens park, social club & gallery.

- Period end of Terraced House in sought after location
- Sitting room with feature fireplace, housing Multi fuel burner
- 3 DOUBLE Bedrooms
- Kitchen/Dining room with additional Pantry
- Attractive Cottage style Gardens
- Oversized Garage and Parking



This period end of terraced property is set on the fringes of the ever sought after Village of Calstock. The property is entered through the main door giving access to the Porch, being an ideal spot for shoes and coats. Internal door then opens to the Hallway which has a staircase rising to the first floor, under stairs storage cupboard, access through to the downstairs accommodation and radiator. The Cloakroom comprises of a WC, a corner wash hand basin with tiled splashback, radiator and frosted window to the side elevation with a deep tiled sill. The Kitchen/Dining room is first entered via the Dining area having a frosted window to the side with a deep wooden sill. The Kitchen is fitted with a range of wall and base units, wooden work top surfaces, four ring electric hob with oven beneath and canopy above incorporating the extractor. Drawer space, plumbing for automatic washing machine, plumbing for slimline dishwasher, space for upright fridge/freezer, radiator. A folding door gives access through to the pantry which has work top surfaces and ample storage space. The principle reception room being the Lounge has the main feature as the fireplace housing the multi fuel burner, set on a bricked hearth with oak pillars and mantle. French doors with matching side panel open to the front aspect and there are ceiling beams. Window to the side and radiators.

On the first floor there is a dividing Landing with further stairs leading up to individual Landings. The main Landing has a window to the side with a deep wooden sill, radiator and beams. Bedroom 1 is a double Bedroom with ceiling beams, wardrobes and a cupboard, window with deep wooden sill to the side and radiator. Bedroom 3 is a double bedroom with a window to the rear with a deep wooden sill, beams and radiator. The Bathroom comprises of low level WC, wash hand basin and P shaped bath with a bar shower over with 2 shower heads one being waterfall. Part tiling to the walls, window with a deep wooden sill to the rear with distant views across the countryside, heated towel rail. To the right hand of the dividing landing Bedroom 2 can be found, which is a nice and airy double bedroom with feature beams, velux window and a radiator.



## OUTSIDE

There are two entrance openings, both leading to the gravel finished parking area for the cottages. There are steps leading down to a small terrace which is an ideal spot for morning coffee. Just opposite the cottage steps lead to the main garden being accessed via a gateway. The attractive garden is of a typical Cornish style complete with a pond edged in slate, 2 garden sheds, one having an attached log store. The garden is enclosed with fencing and walling and there are a number of flower and shrub beds.

From the garden a stable door opens to the oversized Garage/Workshop which also has a front enclosing door. Storage into the roof space, power and light, with windows to the rear. There is an additional parking space.

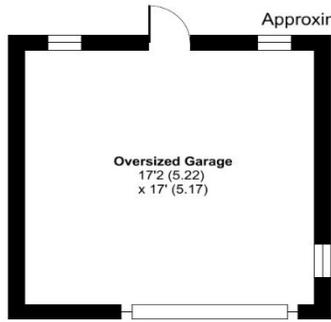
Services:- Electric and water. Septic tank drainage and oil fired central heating.

Council Tax:- According to Cornwall Council the Band is C.



# Calstock, PL18

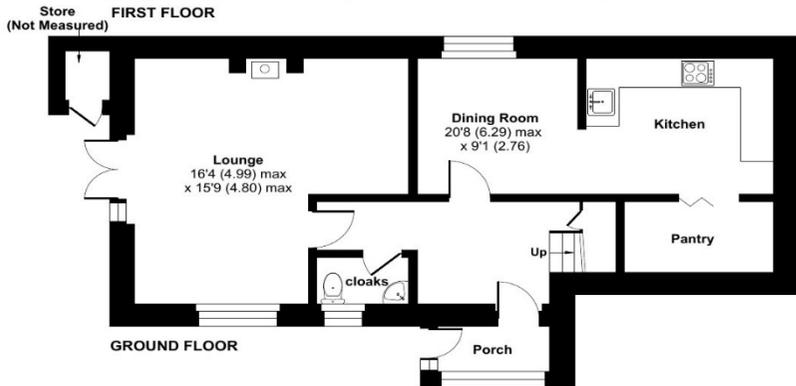
Approximate Area = 1225 sq ft / 113.8 sq m (excludes store)  
 Garage = 290 sq ft / 26.9 sq m  
 Total = 1515 sq ft / 140.7 sq m  
 For identification only - Not to scale



GARAGE



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Dawson Nott Ltd. REF: 1420681

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

