view property

Town • Country • Coast

Newbridge

Gunnislake

Guide Price £375,000

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Newbridge

Gunnislake

Occupying an elevated position overlooking its own gardens on the banks of the River Tamar, close to the famous Newbridge, this charming semi-detached two double bedroom cottage offers character, tranquillity and an income potential. With off road parking for two cars, detached holiday let/annexe and stunning views across the river.

The cottage, offers a wealth of character and is approached over a pathway shared with only two neighbours and comprises an entrance porch with useful downstairs cloakroom, sitting room with inglenook fireplace housing a woodburning stove, kitchen/diner with a gas fired Rayburn, wall mounted mains gas fired boiler and Ikea freestanding kitchen units. On the first floor are two double bedrooms, one with a useful recessed shower and built-in storage cupboards, together with an attractively fitted bathroom.

The gardens are a particular feature of this cottage, with a decked terrace enjoying wonderful river views, the perfect spot to relax, entertain and enjoy the frequent wildlife and ever changing scenery of the Tamar. Perhaps a dip for those keen swimmers.

Within the grounds is a detached holiday let/annexe, known as 'The Ottery', being block built, has previously been a successful airbnb, offering excellent potential for those seeking a secondary income stream. Useful stone store shed adjoins the cottage.

Off road parking for two cars and being conveniently situated within a short distance of the village amenities or indeed Tavistock town itself.

Entrance Porch

Cloakroom

Sitting Room
12'10" x 11'10" (3.93 x 3.63)

Kitchen/Diner
15'8" x 12'7" (4.78 x 3.86)

First Floor Landing

Bedroom 1
13'0" x 11'0" (3.98 x 3.37)

Bedroom 2
12'11" x 10'0" (3.94 x 3.07)

Bathroom
7'9" x 6'0" (2.37 x 1.84)

Stone Store Shed
7'0" x 6'9" (2.15 x 2.06)

The Ottery

Open Plan Kitchen/Living/Bedroom
20'5" x 14'4" (6.23 x 4.37)

Lobby

Shower Room

Services
Mains water, electricity and gas. Private drainage to Klargester.

Local Authority
Cornwall Council - Tax Band C

EPC
E53

Tenure
Freehold

Situation
The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

Directions
From Tavistock proceed to Gunnislake. As you cross the bridge at Newbridge, then turn right and the entrance to the property will be found ahead of you.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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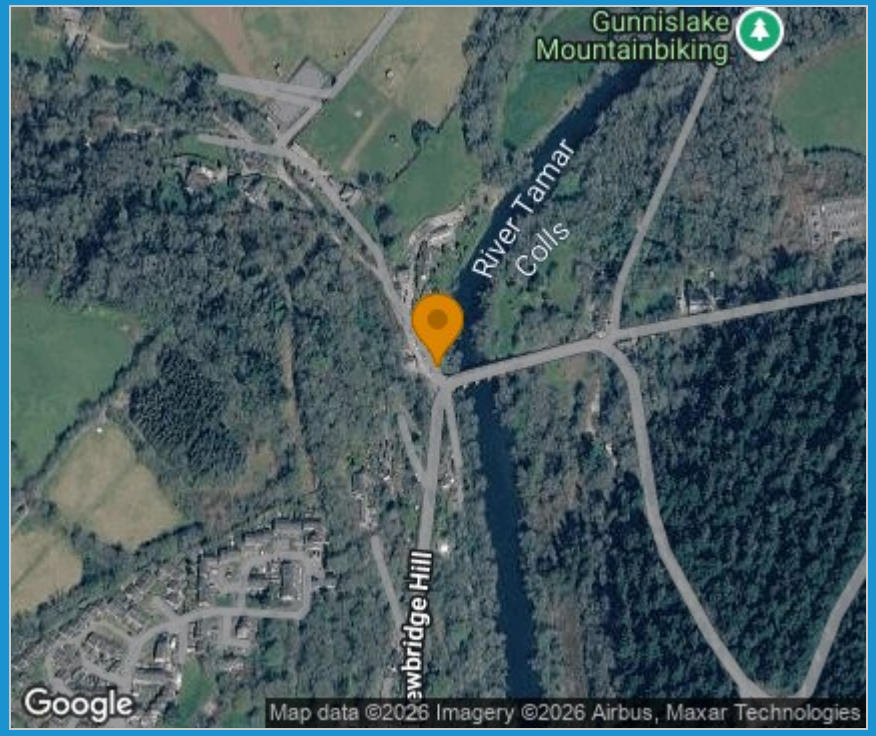
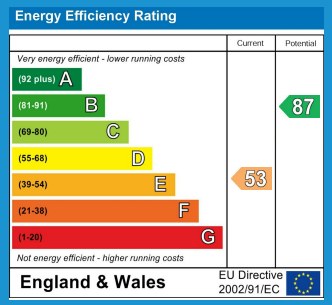
Area Map



Energy Efficiency Graph



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Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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