



Town • Country • Coast



Albaston, Gunnislake  
Guide Price £575,000



## Alboston, Gunnislake

With no immediate neighbours and situated down its own private lane entrance, is this detached family residence offering three double bedrooms and three bath/shower room accommodation. The property boasts ground source heating with underfloor to the ground floor and radiators upstairs. Set in gardens and grounds of approximately 5 acres of pasture, small area of woodland, incorporating stables, detached garage/workshop and small outbuildings.

The accommodation comprises an entrance hall, ground floor shower room, utility room and door into the boot/boiler room, housing the ground source boiler and hot water cylinder. A spacious triple aspect lounge enjoys views over the gardens and woodland behind. A generous sized kitchen/dining room enjoys a triple aspect with views towards the land, stables, garden, rear patio and woodland area. Fitted with a comprehensive range of units with central island, integrated dishwasher and induction hob. Within the dining area is a woodburning stove for cosy evenings. Patio doors from here lead out onto a covered patio area overlooking the gardens and woodland to the rear. On the first floor are three double bedrooms, one with a range of built-in wardrobes and the master bedroom boasting an en suite shower room with full length shower tray, electric shower and overmount basin, low level wc. A family bathroom is attractively fitted with a ball and claw feet bath, pedestal basin and low level wc.

Outside, the property is approached over a shared lane and then forks off into its own private lane entrance to the house. The drive provides ample parking for several vehicles and leads to a 37'ft garage/workshop, further storage behind. Gardens surround the property with a further stone built outbuilding. Ornamental garden and a section of woodland to the rear of the house.

The land is contained with hedge/fence boundaries, totalling approximately 5 acres and include a Stable Block with two stables and tack room, field shelter.





#### Entrance Hall

#### Lounge

21'0" x 11'10" (6.41m x 3.62m)

#### Utility Room

9'0" x 8'0" (2.76m x 2.45m)

#### Boot/Boiler Room

10'4" x 5'4" (3.15m x 1.63m)

#### Kitchen/Dining Room

26'2" x 15'0" (7.99m x 4.58m)

#### Landing

#### Bedroom 1

14'2" x 8'7" max (4.32m x 2.63m max)

#### En Suite Shower Room

8'2" x 4'1" (2.49m x 1.25m)

#### Bedroom 2

12'0" x 8'9" (3.68m x 2.68m)

#### Bedroom 3

14'0" x 12'0" max. (4.27m x 3.66m max.)

#### Bathroom

9'1" x 5'9" (2.78m x 1.76m)

#### Outside

#### Detached Garage/Workshop

37'5" x 20'5" (11.40m x 6.22m)

#### Stable Block

Two Stables measuring 11'10"x 11'5" each and Tack Room measuring 11'5" x 4'9"

#### Stone Outbuilding

26'11" x 10'3" (8.20m x 3.12m)

#### Services

Mains electricity and water. Private drainage. Ground Source Heating.

#### Local Authority

Cornwall Council - Tax Band D.

#### EPC

D57

#### Tenure

Freehold

#### Agents Note

We have been informed by the vendor that neighbouring property retains a pedestrian right of access across the land, should their primary access be unavailable.

#### Situation

Albaston is a popular village in the Tamar Valley and features a public house and a Primary and Pre-School within walking distance of the property. There is also a petrol station with associated convenience store and take-away alongside a mainline train station with a regular service into the City of Plymouth. The nearby Riverside village of Calstock offers beautiful scenery and walks along the river alongside 2 public houses, coffee house and village shop. The village is roughly equidistant to the towns of Callington and Tavistock, both of which offer a range of amenities, shops and schooling with good road access into Plymouth and Dartmoor National Park.

#### Directions

What3words:///buyers.elbow.gathering PL18 9AB - From Tavistock proceed on the A390 through Gunnislake and just before the train station turn left signed to Albaston onto Wellpark Road. Follow this road for approximately 0.7 of a mile and the entrance lane will be found on the left, proceed down this lane and turn left into the entrance lane to the property.

## Floor Plan



## 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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## Area Map



## Energy Efficiency Graph

