



Greenscombe in the Wood



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Luckett, Callington, PL17 8LF

Tavistock 7.8 miles - Launceston (A30) 10.6 miles - Plymouth 19 miles

A charming Cornish cottage in a stunning location with rural outlooks positioned adjacent to Duchy Woodland

- Detached Cottage
- Large Wraparound Gardens
- Off Road Parking
- Adjacent to Duchy Woodland
- Tenure: Freehold
- Enviably Rural Location
- Detached Garage
- 3 Bedrooms
- Traditional Character Features
- Council Tax Band: E

Guide Price £400,000

SITUATION

The property is nestled in a most enviable location at the end of a no through road adjacent to Duchy Woodland. Rural yet accessible, the property has no immediate residential neighbours and enjoys stunning rural outlooks. Located on the fringes of the pretty Cornish Village of Luckett within the Tamar Valley Area of Outstanding Natural Beauty, the property is approximately 2 miles from the self contained village of Stoke Climsland, with its primary school and post office/general stores catering for day to day needs, social club/village hall, Duchy Agricultural College and places of worship. Further shopping facilities and supermarkets can be found in the town of Callington 4.8 miles away with schooling to A-level standard, doctors, dentists and veterinary surgery. The historic moorland town of Tavistock is 7.8 miles to the east and offers similar facilities with the addition of its Pannier market, theatre, cinema, swimming pool and leisure centre and renowned Kelly College public school. The former market town of Launceston is 10.6 miles to the north giving access to the A30 trunk road which links the cathedral cities of Truro and Exeter.

DESCRIPTION

A charming and traditional Cornish Cottage commanding strong rural outlooks over the neighbouring farmland and River Tamar. Nestled in a tranquil yet accessible location, the property lies adjacent to Duchy Woodland perfect for walking. The property is understood to be constructed of traditional materials including stone and slate with part concrete block extension, offers 3 bedrooms with large wraparound gardens, a detached garage and off road parking for 2-3 vehicles. The property is being sold with no onward chain.



ACCOMMODATION

The property throughout is presented in good decorative order having undergone a number of home improvements by the current owners, including a new gas boiler in 2017 and many of the windows having uPVC double glazed with some single glazed wooden units such as the front entrance door. A paved pathway leads to a covered entrance porch, with an additional side entrance via the utility room. The kitchen/breakfast room has a range of base and wall mounted units, with windows to the rear, an electric oven and integrated hob, polished granite work surfaces and space to one end for seating with windows at the rear. The sitting room is a generous size full of character with a prominent stone fireplace to one end housing a woodburning stove, feature shelving and windows overlooking the front gardens and countryside in the distance.

The first floor presents 2 double bedrooms both with stunning rural outlooks, a large single/study and a family bathroom with bath and shower over, partially tiled with a WC and wash hand basin.

OUTSIDE

The property is approached via a private driveway, gravelled and offers space for 1-2 vehicles with scope to widen the track for more if required. There is a large garage with extra parking and an electric up and over door. The gardens surround the property with level areas perfect for seating at both the front and to one side, to enjoy the tranquil location and rural outlooks. Various pathways wind through the gardens either side of the property the rear and extend far to one end, with a wide variety of mature shrubs and trees. There is a paved patio for a table and chairs and viewings are highly recommended to appreciate the stunning position.

SERVICES

Mains water and electricity. Private drainage via septic tank. Bulk gas fired central heating and woodburning stove. Broadband availability: Ultrafast Standard ADSL, Mobile signal coverage: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

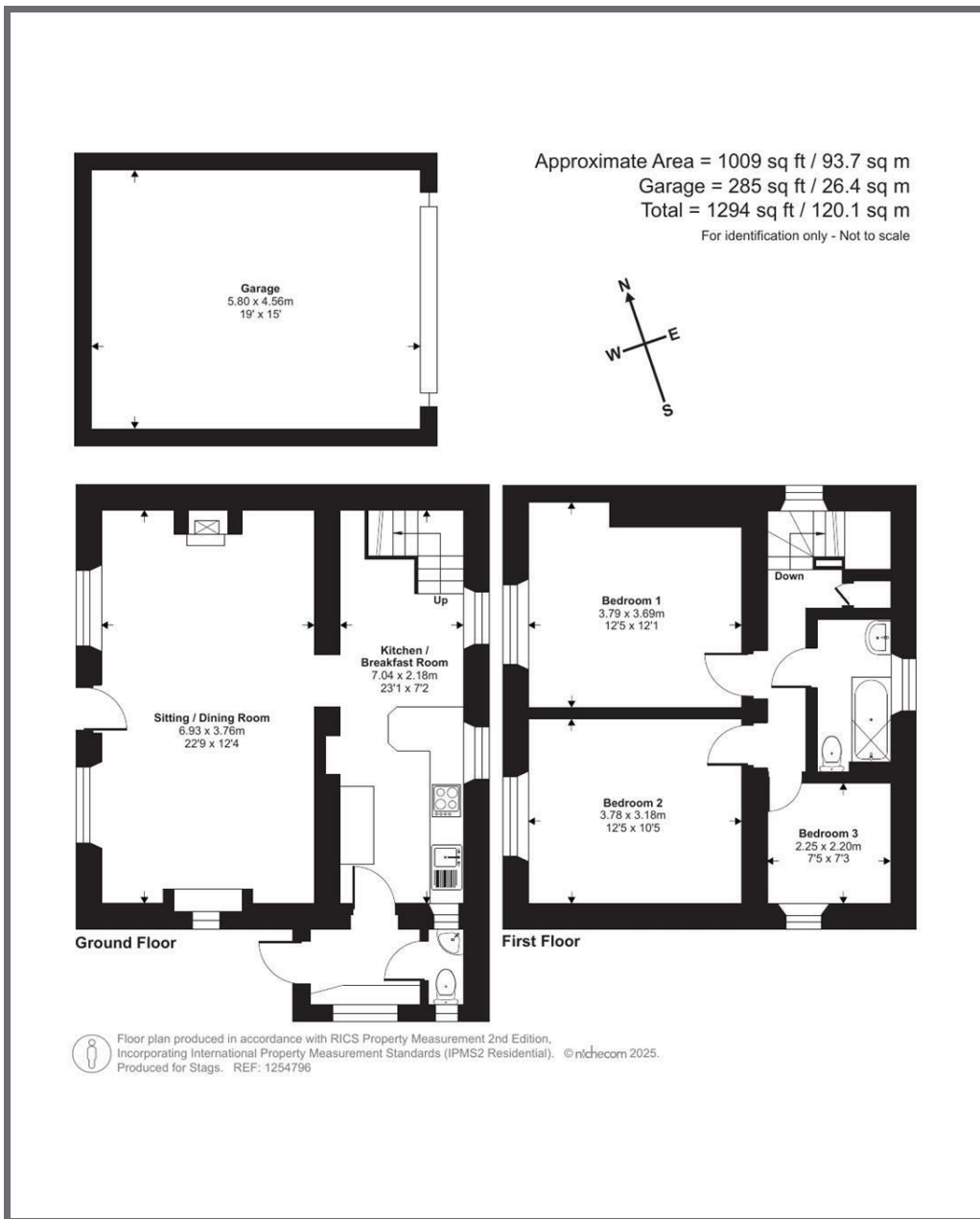
DIRECTIONS

From Callington, proceed along the A390 towards Tavistock and Gunnislake for approximately 2.5 miles turning left signposted Kelly Bray, Latchley and Lucket. Proceed for 0.7 miles and turn right signposted Lucket and follow the road down into the village. On entering the village, turn immediately right along the road signposted 'no through road' and pass the village car park on the left hand side. Proceed until the end of this road where the property will be located on the right hand side, identifiable by a Stags for sale board.

what3words.com: ///snaps.flashback.swim



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		35	73
England & Wales		EU Directive 2002/91/EC	

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