



Town • Country • Coast



Newbridge Hill  
Gunnislake

Guide Price £174,900



## Newbridge Hill

Gunnislake

OFFERED WITH NO ONWARD CHAIN. This charming cottage, previously a successful holiday let, boasts two reception rooms, two bedrooms, and two bathrooms. It features unique character details like exposed stonework, beams, fireplaces, and granite stairs. Enjoy the added benefit of a lovely decked outdoor terrace, perfect for relaxing and an allocated off road parking space.

Having been completely rewired and majority replumbed over recent years, when entering the cottage, you'll find a cosy kitchen/breakfast room featuring wall units, slimline worktops, a Belfast sink, and a charming former fireplace recess. A stable door leads to a small rear courtyard, perfect for recycling bins. Two steps down take you to the sitting room, which includes a fireplace with a wood-burning stove. A step up leads to the dining room, with a stunning granite staircase ascending to the first floor.

The first floor landing has access to the loft via a loft ladder. There are 2 bedrooms with exposed floorboards and both with built in wardrobes, bedroom 2 has a cupboard housing the combination mains gas fired boiler and the main bedroom boasts a well appointed en suite shower room, with large shower, with rainfall and detachable shower heads. A further bathroom with bath, shower over, wc, basin and built in airing cupboard. There is potential to re-create the upstairs accommodation to 3 bedrooms if required.

From the landing a door leads to outside with timber steps up to the decked terrace. Further stone steps and a sun trap courtyard area, then leads to the rear gate giving easy access to the centre of the village. The neighbour has a right of way to access the rear of their cottage.





#### Kitchen/Breakfast Room

17'1" max x 10'5" max (5.21m max x 3.19m max)

#### Sitting Room

13'4" x 11'10" (4.07m x 3.63m)

#### Dining Room

10'0" x 6'10" max (3.05m x 2.10m max)

#### First Floor Landing

#### Bedroom 1

12'0" x 9'0" (3.66m x 2.76m)

#### En Suite Shower Room

10'2" x 3'4" (3.12m x 1.02m)

#### Bedroom 2

12'5" x 9'3" (3.79m x 2.82m)

#### Bathroom

6'11" x 5'4" (2.11m x 1.63)

#### Outside

Off road parking space across the road, labelled with property name.

#### Tenure

Freehold

#### Services

Mains electricity, gas, drainage and metered water.

#### EPC

D/61

#### Council Tax Band

B

#### Situation

The village of Gunnislake features a selection of local shops, including a Post Office, General Store, Doctor's Surgery, and public houses. There is a train station approximately a mile from the hamlet 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

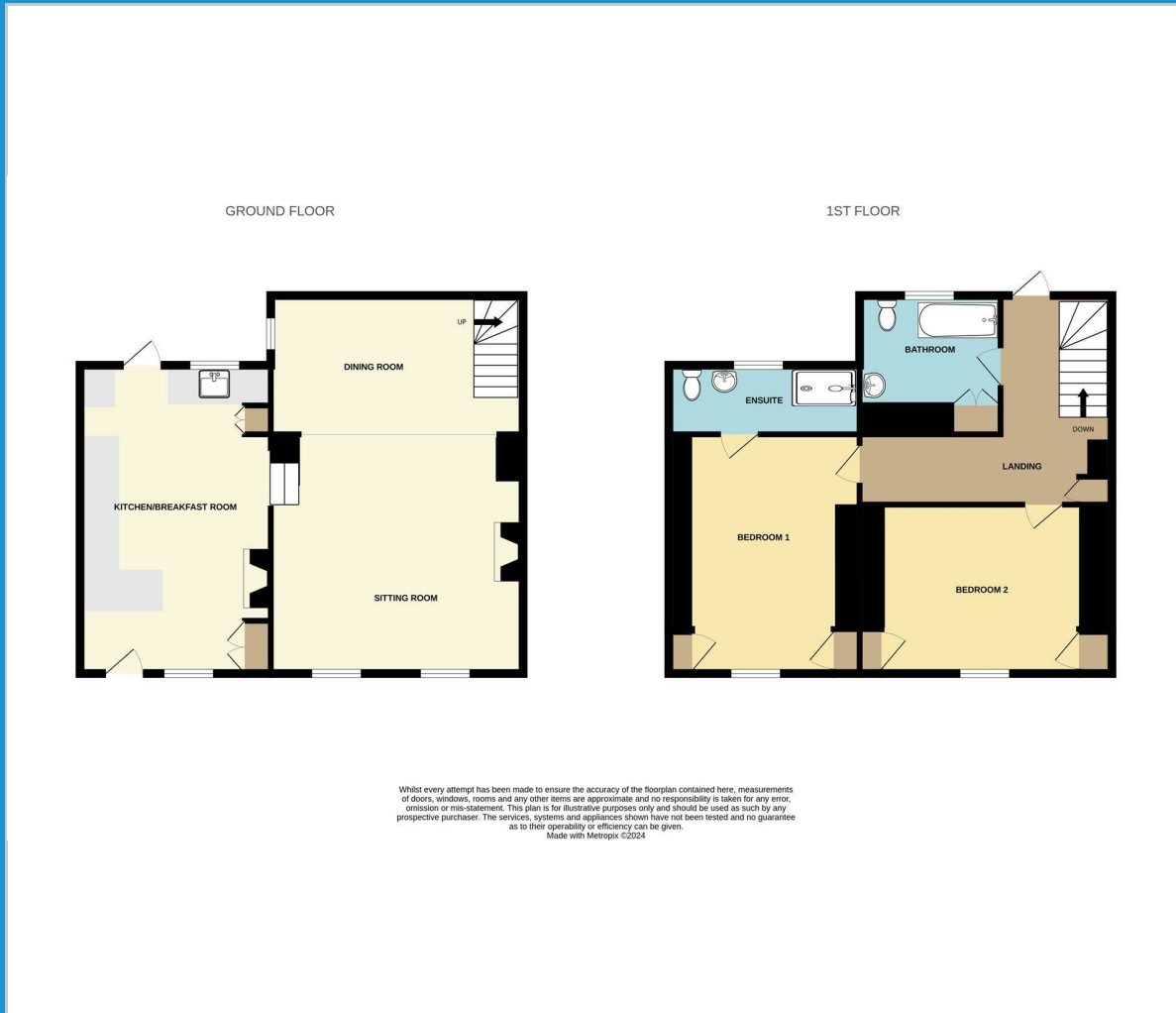
From Tavistock, take the A390 (Callington Road) out to Gunnislake. As you cross the bridge in to Gunnislake, follow the road up, where the property can be found on your right just before the traffic lights.

#### AGENTS NOTE

The neighbour has a right of way to access the rear of their cottage. The property is available furnished if required by negotiation.



## Floor Plan



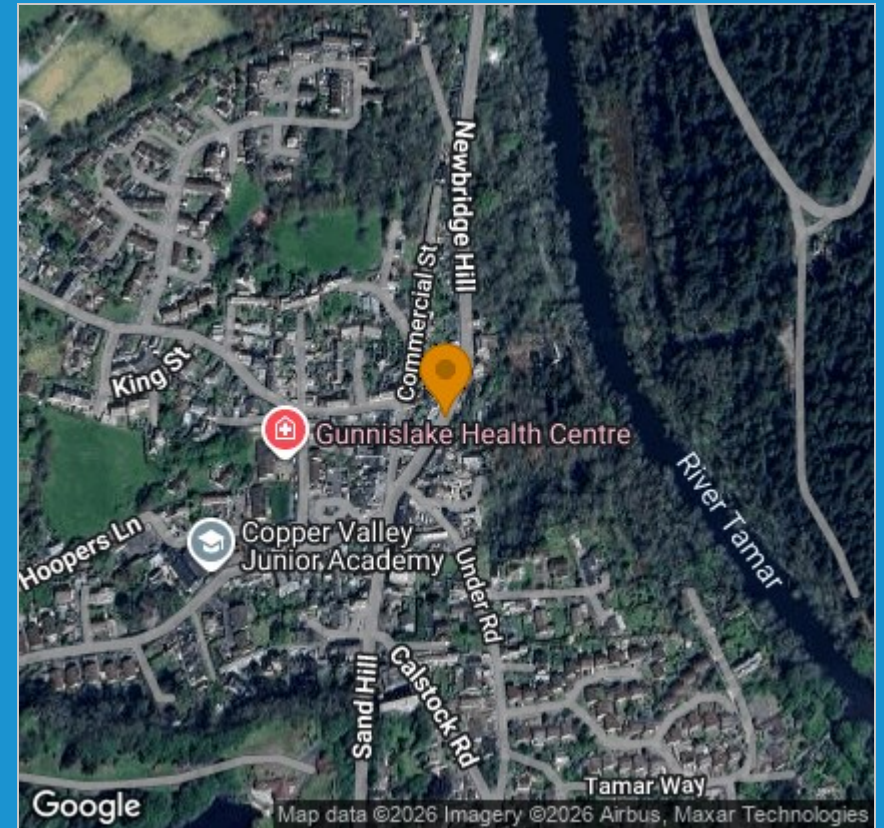
## Viewing

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

