



**Chilsworthy, Gunnislake**  
**PL18 9PB**



2



1



1

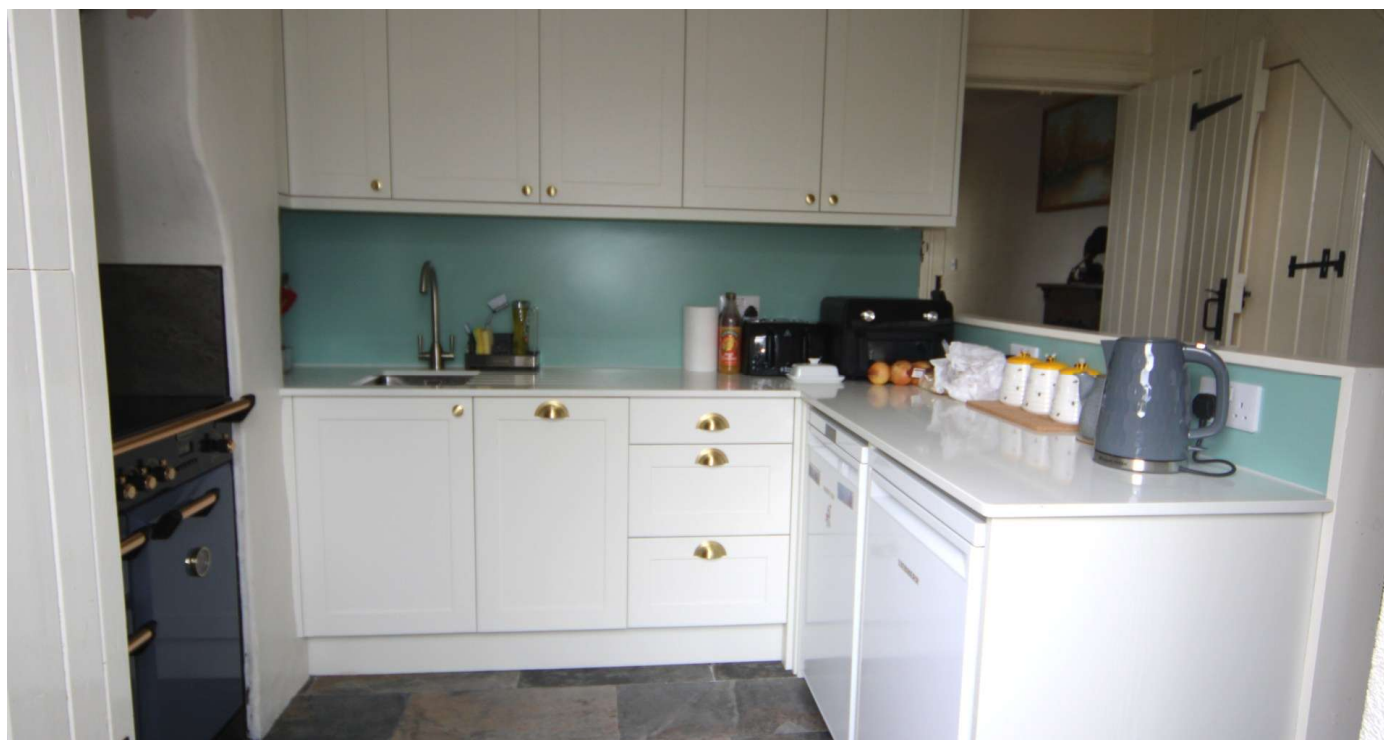
 [dawsonnott.co.uk](http://dawsonnott.co.uk)

**D**AWSONnott  
ESTATE AGENTS

## Guide Price £220,000

Chilsworthy is located within the beautiful Tamar Valley, an area of Outstanding Natural Beauty, with a thriving village community and a village Public House. Day-to-day facilities are available at the neighbouring village of Gunnislake which include a Health Centre, Bus and Train services, Post office, Store and Primary School. The towns of Tavistock and Callington lie approximately five miles distant and offer a range of shopping, business, schooling and leisure facilities.

- **Semi Detached Character Cottage**
- **Recently replaced Kitchen complete with slimline dishwasher**
- **Lounge with feature fireplace**
- **2 Double Bedrooms**
- **Modern Bathroom**
- **Front paved Garden - Tamar Valley Views**



This charming semi detached cottage has been improved by the vendors to provide a comfortable, cosy home that definitely needs to be viewed to be appreciated. The property is approached via a wrought iron gate, through the attractive paved courtyard where there is a useful stone built Porch. This has a uPVC entrance door and uPVC double glazed windows to 3 aspects, with a tiled floor. A wooden door with inset panels then provides access into the Lounge. The main feature of this room is the fireplace with a marble hearth and an exposed painted stone chimney breast. There is a window to the front aspect and a computerised night storage heater. A door then leads into the recently replaced, modern Kitchen, which includes a range of wall and base units with Quartz work top surfaces. Corner cabinets, Alusplash splash back, under unit lighting, a stainless steel Belfast style sink unit and pan drawers. A built-in slim line dishwasher, under unit space for fridge and freezer, and a chimney recess, being an ideal choice to house a cooking range, with an extractor over. Plumbing for washing machine, a tiled floor, stairs rising to the first floor and an under stairs cupboard. A door also leads to the rear. The Shower room comprises a modern white suite with a low level W.C., a vanity unit with a shaped wash hand basin with drawer space below and mirror with lighting above. The shower cubicle has an electric shower and enclosing doors., Double glazed window facing the rear, an electric panel heater, tiled flooring and an extractor fan.

Upstairs the first-floor Landing provides access to the two bedrooms. The Master Bedroom is a double room with a double glazed window to the front aspect, enjoying views of both the Tamar Valley and Dartmoor. There is also a computerised night storage heater. Bedroom Two is a smaller sized double room with wooden panelling to one wall. It has an airing cupboard with shelving providing storage space and housing the hot water cylinder. There is a double glazed window to the rear with a window seat, where a pleasant outlook can be viewed, there is a computerised night storage heater and access can be gained to the Loft via a pull down ladder.



## OUTSIDE

There is a small, enclosed attractive, paved courtyard to the front and side of the property, which provides lovely countryside views. This area has been landscaped to provide an area that is easy to maintain. Additional privacy is provided by natural hedging on top of the stone boundary wall.

Note:- Works include the chimney stacks being rerendered and replacment lead flashing fitted around the chimney stacks. New lead flashing to the Porch. The cooking range and the electric fire are available to purchase subject to negotiation.

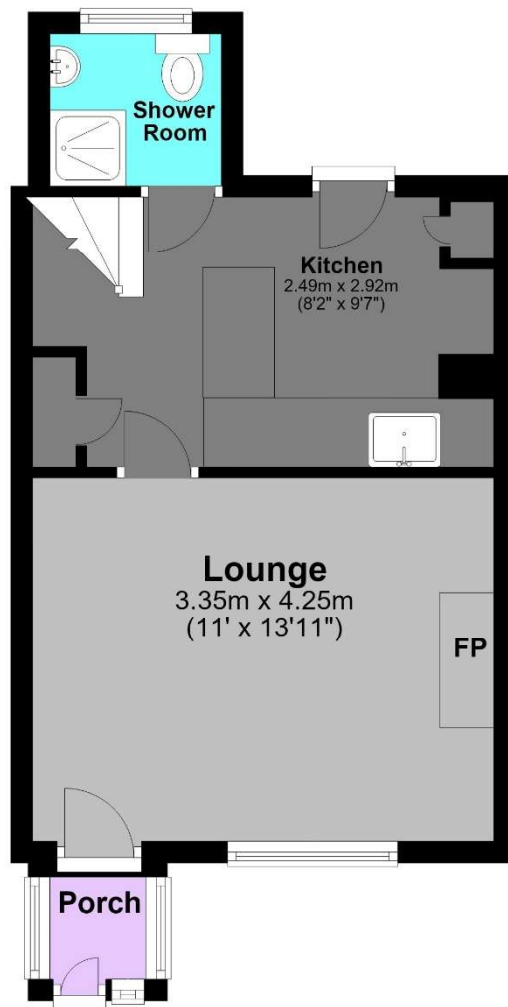
Right of access:- The cottage has right of access to both the front and rear entrances.

Services: Mains Electric, Water and Drainage.

Council Tax: According to Cornwall Council the Tax Band for the property is B



## Ground Floor



## First Floor



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

41 Fore Street, Callington, Cornwall, PL17 7AQ

**Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)**

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.

