



Town • Country • Coast



Albaston, Gunnislake

Guide Price £565,000



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Albaston

Gunnislake

Occupying a wonderfully private and tucked away position at the end of a private lane, this stunning detached bungalow enjoys a large degree of privacy together with panoramic views across the surrounding countryside and towards Plymouth Sound. Set in a plot just under half an acre, the property offers generous accommodation, extensive outside space and outstanding views. The principal residence provides four double bedrooms, complemented by well appointed bathroom and shower facilities, making this an ideal home for families or those seeking versatile single level living. There is also a self-contained adjoining one bedroom annexe perhaps for an elderly relative, teenager, dependent family member or those looking to create an Airbnb/holiday-let opportunity, subject to any necessary consents. Together with extensive parking and a detached double garage.

Approached via the entrance vestibule or the conservatory, into a striking kitchen/diner stylishly thought out with integrated appliances, deep cutlery and pan drawers, induction hob, eye level oven and induction hob. Beautifully presented throughout, a spacious lounge with patio doors to the rear patio and gardens, two of the double bedrooms enjoy sliding patio doors onto a decked terrace to enjoy the views, hence why one of the bedrooms is used as a snug sitting room. Luxury main bathroom is fitted with a bath, WC, shower cubicle, basin and bidet, with the other shower room to the rear of the useful utility room.

Outside, the property continues to impress with extensive grounds providing plenty of space to enjoy the secluded setting and far reaching outlook. The lawned rear gardens also contain a block built storage shed, ideal for the ride-on mower for those keen gardeners. A large brick paved patio and views. Tucked away from the road and enjoying an enviable elevated position, this exceptional home combines privacy, space, versatility and spectacular views , making it a truly special property.



Vestibule	10'6" x 8'6" (3.22 x 2.61)
Entrance Hall	
Utility Room	6'9" x 5'4" (2.06 x 1.64)
Shower Room	5'11" x 5'4" (1.82 x 1.65)
Kitchen/Diner	17'8" x 11'6" (5.41 x 3.53)
Convservatory	17'8" x 7'10" (5.4 x 2.4)
Lounge	14'0" x 12'9" (4.27 x 3.91)
Bedroom 1	11'4" x 9'10" (3.46 x 3.02)
Bedroom 2	11'3" x 10'0" (3.45 x 3.06)
Bedroom 3	10'0" x 9'11" (3.05 x 3.04)
Bedroom 4	11'3" x 7'4" (3.45 x 2.25)
Bathroom	7'10" x 7'10" (2.39 x 2.39)
Living/Kitchen	10'6" x 10'0" (3.21 x 3.06)
Bedroom 5	10'5" x 9'11" (3.20 x 3.03)
En-Suite	
Double Garage	19'8" x 16'4" (6.00 x 5.00)
Block Built Shed	16'8" x 9'4" (5.10 x 2.86)



Tenure
Freehold

Services
Mains water, electricity, drainage and gas. Boiler installed 2022.

EPC
C70

Local Authority
Cornwall Council - Tax Band E

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
From Tavistock, follow the A390 into and through Gunnislake. Turn left after Gunnislake train station. Follow Cemetery Road until you reach a 'T'junction. Turn right here and proceed a short way up the hill passing the pub, then turn in right into a private lane, where the property will be found at the very end.





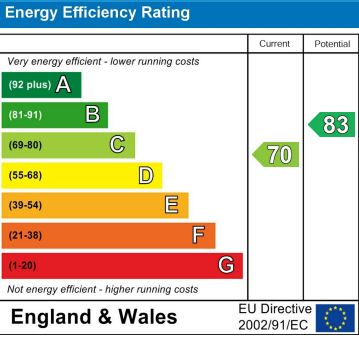
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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