



mansbridgebalment

CALSTOCK Guide £600,000





## MILL LAWN

Calstock Road, Calstock PL18 9AA

*Set in approximately five acres in an idyllic situation within an Area of Outstanding Natural Beauty, a beautifully presented Grade II Listed farmhouse*

Character Four Bedroom Accommodation

Two Reception Rooms - with Woodburning Stoves

Stunning Formal Gardens, Driveway & Parking

Paddock of Approximately 3.2 Acres & Woodland & Gardens

Stone Barn/Workshop with Conversion Potential

Attractive Views

**Guide £600,000**



Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY

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***An idyllically situated renovated Grade II Listed stone farmhouse set in about five acres of grounds with a barn suitable for conversion to a holiday let, paddock, woodland and magical formal gardens, enjoying attractive views and just a short walk from the River Tamar.***

### **SITUATION**

This immensely characterful and beautifully presented house, which is thought to date from the mid 17th Century, is set in a peaceful but not remote location just inside the Cornish border surrounded by the attractive wooded countryside of the Tamar Valley Area of Outstanding Natural Beauty. The river itself can be reached by a pleasant walk down the lane by footpath leading on down to the river some 600 yards away.

The house stands surrounded by beautifully tended formal gardens which include an appealing mix of lawned areas with peripheral flowerbeds, mature fruit trees and topiarised yews to the front, whilst to the rear there is a truly impressive formal heritage-style garden criss-crossed by gravel paths with multiple beds lined by low evergreen hedges. Within the garden, there is an attractive detached stone barn currently used as a workshop which has been considered by Cornwall Council as suitable for conversion and use as a holiday let (further details can be obtained from our offices).

The house is approached from a quiet parish lane via a five barred gate set in a dry stone wall which leads in turn to a sweeping driveway to the parking and turning area. There is a large, gently sloping and well drained paddock of approximately 3.2 acres which would be suitable for keeping livestock or those with equestrian interests. On the opposite side of the parish lane there is an area of managed woodland of approximately one acre, full of bluebells and woodland flowers, complete with a small stone ruin.

As well as enjoying attractive views over the surrounding countryside towards Morwellham and Calstock Church the property is within a mile of public houses, local shops, a railway station, the thriving Calstock Arts Centre and a primary school. The local railway station provides a branch line service leading down to Plymouth on the south coast with wider facilities, university, theatre, high street and out of town shopping centres among many other features and also a notable sailing destination. The popular stannary town of Tavistock is about 5 miles distant with its high street shopping, supermarkets, historic town centre with its pannier market, primary and secondary education and independent schools at Mount Kelly. The wilds of the open expanse of the Dartmoor National Park are just beyond the town and within twenty minutes of Mill Lawn. The river can be enjoyed also from nearby Calstock with a slipway and with trips by boat along the river down to Plymouth. There are also sailing facilities nearby.

### **DESCRIPTION**

The property is approached via a quiet parish lane yielding to a weeping gravelled driveway which leads to a private parking and turning area.

The property has been refurbished in recent years to make it a wonderful comfortable family home with tremendous character with panelled rooms, slate slab floors, stone fireplaces, exposed beams, stone mullion windows and many other features. The house is dated both 1727 and 1787 above the master bedroom, albeit built c1650. There are attractive views over the beautiful gardens and field towards Morwellham Quay across the Tamar Valley and also towards Calstock Church which are enjoyed from the rear of the property and grounds. The attractive white painted stone farmhouse set within its beautiful gardens gives the feel of a Heritage/National Trust type property in manageable scale. The adjoining paddock provides plenty of wildlife interest or potential grazing for horses or other livestock as well as providing pleasant walks.

Adjacent to the main house, but far enough away to ensure privacy, there is an attractive stone built barn which Cornwall Council considered to be suitable for conversion and use for habitable accommodation, subject to obtaining the necessary planning consents. Our clients have obtained pre-application advice, the details of which can be obtained from our offices. This provides a great opportunity for those who wish to generate a useful income.

### **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:





From the parking area to the rear of the house a slate path leads up to a part glazed door with external light into:

#### **ENTRANCE HALL**

Full height cupboard with shelving and coat hanging; night storage heater; step to:

#### **WC**

Slate floor; leaded light window to garden; part panelled walls; high level shelf; WC with wooden seat.

#### **INNER HALL**

Slate slab floor; cupboard housing electric meter; stairs lead up to a further area with the hardwood gothic style staircase leading to the first floor; window over the garden with leaded glass; further night storage heater; slate floor and telephone point.

#### **KITCHEN**

14' 10" x 7' (4.52m x 2.13m)

Reached by two steps down from the hall; wide leaded light window with outlook cross the formal gardens and views beyond to Morwel Woods and a second smaller leaded light window to the side; slate slab floor; exposed ceiling beams; downlighting; fitted with attractive wood finished range of kitchen units with solid beech worktops and use of ash to the front of the doors and matching dresser unit; there is a concealed fridge and space for washing machine and one and a half bowl enamel sink; built-in electric oven and halogen hob; night storage heater.

#### **DINING ROOM**

20' 1" x 11' 8" (6.12m x 3.56m)

Georgian sash window to front with garden outlook; double leaded and stained glass doors to the front door leading to the porch with two windows to either side; tiled floor and door to the garden; exposed pine ceiling timbers; part panelled walls; night storage heater; slate slab floor; period fireplace with woodburning stove; part leaded glazed door to hall and granite step and historic granite arched doorframe leading to a small lobby and door into

#### **SITTING ROOM**

16' 7" x 12' 8" (5.05m x 3.86m) plus 7' x 5' 3" (2.13m x 1.6m)

An 'L' shaped room with Georgian sash window to the front to the garden and glazed door to the garden; further window to the side and stone mullion window with lead lights to the rear garden; panelled walls; exposed period ceiling beams; shelved alcove; night storage heater; stone fireplace with Georgian style mantelpiece; bread oven and woodburning stove; part tessellated tiled floor; part leaded and stained glass door to the hall and staircase.

#### **FIRST FLOOR:**

#### **LANDING**

Exposed ceiling beams; night storage heater; airing cupboard with lagged water cylinder immersion heater; courtesy light; further full height shelved cupboard.

#### **BEDROOM ONE**

17' 4" x 10' 5" (5.28m x 3.18m)

Dual aspect windows to the front and side overlooking the gardens; fine exposed roof trusses; built-in cupboard; night storage heater; attic hatch.

#### **POTENTIAL ENSUITE**

In our opinion, it would be possible create ensuite facilities by making use of the plumbing and drainage available in the adjoining bathroom.

#### **BEDROOM TWO**

16' 3" x 8' 3" (4.95m x 2.51m)

Dual aspect room; leaded light window to the rear with stunning views across the gardens and the Tamar Valley towards Morwel Woods and further leaded light window to the side; pedestal hand basin; night storage heater.

#### **BEDROOM THREE**

11' 2" x 8' 8" (3.4m x 2.64m)

Window to the front overlooking the garden towards the woodlands; exposed ceiling beams; electric convector heater.



#### **BEDROOM FOUR**

8' 7" x 8' 4" (2.62m x 2.54m)

Window to front overlooking the garden; electric convector heater; exposed ceiling beams.

#### **BATHROOM**

9' 5" x 5' 7" (2.87m x 1.7m)

Stone mullion window with leaded light to the rear; exposed roof trusses; modern suite of freestanding claw foot bath with central mixer tap; pedestal wash handbasin and WC with wooden seat; oak floor; heated towel radiator; night storage heater and inset ceiling lights.

#### **OUTSIDE:**

##### **ACCESS DRIVE & PARKING**

From the quiet parish lane, the property is approached via a five barred gate set between dry stone walls, leading in turn to a sweeping gravelled driveway to a large parking and turning area sufficient for several vehicles. From here, another five barred gate leads into the paddock whilst a wooden pedestrian gate leads to the gardens and the property.

##### **GARDENS**

The stunning gardens are a particularly attractive feature of the property and contain an abundance of specimen plants, trees and shrubs, including camellias, magnolias, roses, topiary, herbaceous perennials and Spring bulbs. To the front of the farmhouse, gently sloping lawns with interspersed yew and apple trees lead down to the house and the front door. Attractive stone walls form a boundary with the road and a wooden trellis has been installed for additional privacy. A path leads down past a fine mature yew tree, adjoining a stone byre providing a useful garden shed.

To the side and rear of the house, there are beautifully laid out formal historic gardens, complete with low box hedges interspersed by gravelled paths leading to various seating areas and viewpoints. To the side of the house, adjacent to the kitchen, there is a large paved sun terrace, perfect for outdoor eating and entertaining. To the far side of the property, there is a further area of gently sloping lawn. The garden is curtailed on all sides and is safe for children or pets.

##### **STONE BARN/WORKSHOP**

35' 4" x 18' 1" (10.77m x 5.51m)

Possibly believed to have once been a mill, this useful building with electricity connected has been used as a workshop but is now considered by Cornwall Council to be suitable for conversion and use as habitable accommodation, subject to obtaining the necessary planning consent. Positive pre-application advice has been obtained by our clients, the details of which are available from our offices.

##### **PADDOCK**

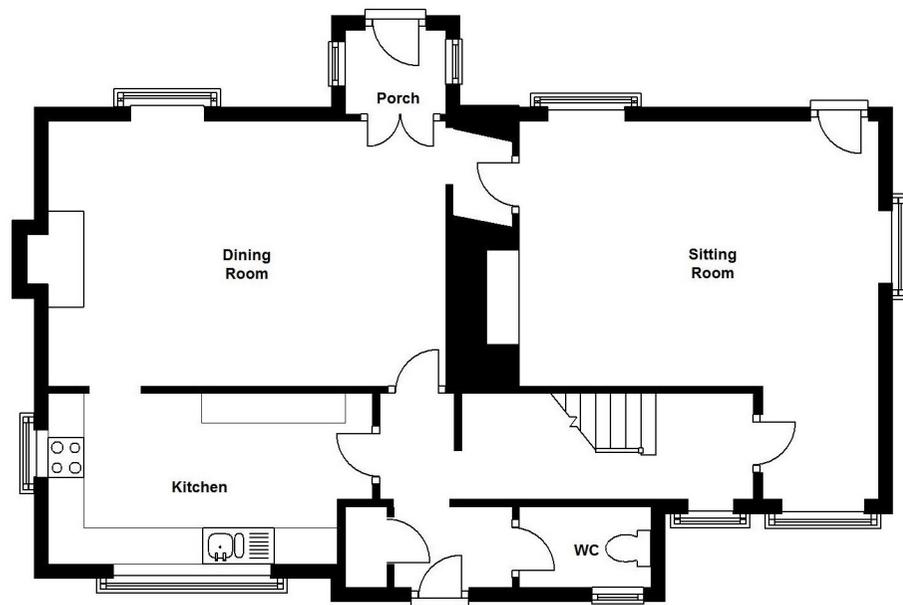
Adjoining the gardens a five bar gate leads into an open paddock of about 3.2 acres with tree lined hedgerows around the periphery providing currently a wildflower meadow with paths to provide pleasant interesting walks through wildlife habitats but also potential grazing for horses or other livestock.

##### **WOODLAND**

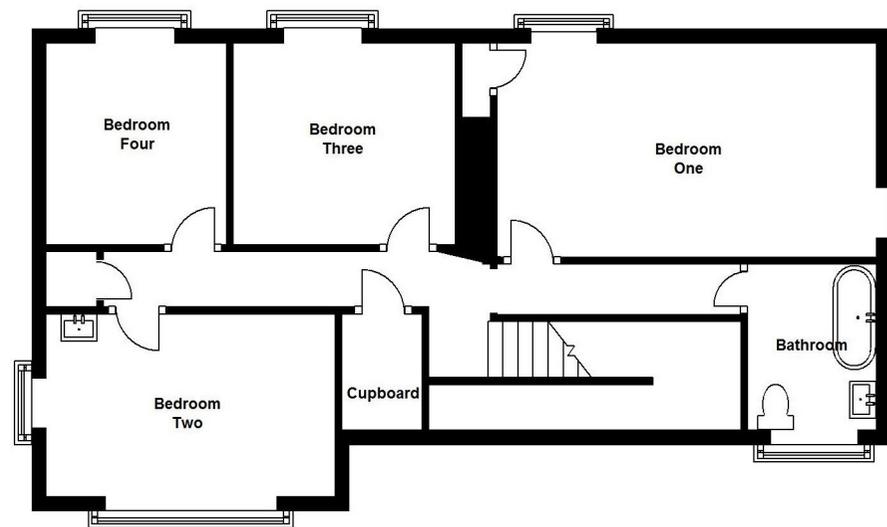
Across the road is an area of mature woodland, well managed and recently thinned out and coppiced, providing a delightful wildlife habitat as well as firewood for the house. This area extends to approximately one acre and provides an impressive show of bluebells in the Spring. There is also a stone ruin which is rumoured to once have been a shop or cottage.



**Ground Floor**



**First Floor**



*DISCLAIMER : These floor plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Copyright © Mansbridge Balment 2018.*

### **AGENT'S NOTE**

Conditional Planning Permission has been granted under Planning Reference PA19/00730 for the erection of a stable block at the property. Details and plans are available on the Cornwall Council website. At present, the base has been constructed in readiness for the stables to be erected.

### **SERVICES**

Mains electricity, mains water, private drainage system (a new Tricel treatment plant has recently been installed with sufficient capacity to accept effluent from the house and the adjacent barn, if and when it is converted), electric heating and hot water. Additional heating via two woodburning stoves.

### **OUTGOINGS**

We understand this property is in band 'F' for Council Tax purposes.

### **VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

### **DIRECTIONS**

Leave Tavistock via the A390 heading towards Callington and Cornwall. Cross the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the first set of traffic lights and pass the parade of shops before bearing left into Calstock Road. Continue along this quiet parish lane for approximately 1.5 miles, where the property will be found on the left hand side. The entrance to the driveway is just beyond, clearly marked by a sign on the gate.

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*\* PL19, PL20, EX20*

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