



mansbridgebalment

GUNNISLAKE

£425,000



# CHIMNEY COTTAGE

Calstock Road, Gunnislake PL18 9BT

*Pretty Grade II Listed detached character cottage situated within Tamar Valley Area of Outstanding Natural Beauty*

Beautifully Presented & Spacious Accommodation

Fully Furnished

Three Bedrooms & Three Reception Rooms

14ft Bespoke Kitchen/Breakfast Room with Aga

Large Attractive Gardens with Summerhouse

Driveway Parking

Far-Reaching Countryside Views

No Onward Chain

**£425,000**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

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





### SITUATION AND DESCRIPTION

A beautifully presented and spacious three bedroom Grade II Listed detached character cottage, set on a good size mature plot with large attractive gardens enjoying far-reaching countryside views towards Chimney Rock. The property is situated in a popular Cornish village within the Tamar Valley a designated area of Outstanding Natural Beauty and within close reach of the village centre and all its amenities.

This elegant property has been lovingly restored using quality fixtures and fittings throughout creating a wonderful luxurious home which retains a wealth of period and interesting features, including exposed stone walls, feature fireplaces, exposed beams, floorboards, 'A' frames and bespoke wooden double glazed windows.

The property is a real credit to its owners and would appeal to those looking for a special family home. Alternatively it would also appeal to those looking for income potential, as the cottage is currently run as a successful holiday home, being let through Sykes Cottages with last year's income totalling approximately £26,000.

The well proportioned accommodation briefly comprises: reception hall with feature fireplace and vaulted ceiling, 14ft bespoke kitchen/breakfast room with AGA, utility room, dining room, sitting room with open fire, living room, ground floor shower room, landing, three bedrooms and quality bathroom. There is driveway parking for three vehicles, good sized attractive gardens to three sides with summerhouse. The property also benefits from bespoke wooden double glazing, gas fired central heating and is offered with no onward



### 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:

Solid wooden entrance door with large storm porch and outside lighting leads into:

#### **RECEPTION HALL**

13' x 9' 9" (3.96m x 2.97m)

Lovely entrance hall with vaulted ceiling; feature stone fireplace with oak lintel and cloam oven; exposed beams; coat hooks; two wall light points; angled staircase rises to first floor with built-in understairs storage cupboards; oak flooring; double glazed window to side overlooking garden with exposed wooden lintel; double radiator; solid wooden door into sitting room and doorway with exposed wooden lintel leads into:



### KITCHEN/BREAKFAST ROOM

14' x 10' (4.27m x 3.05m)

Fabulous kitchen fitted with Shaker-style wall and base cabinets with concealed lighting and worksurfaces with tiled splashbacks; inset ceramic butler sink unit mixer tap; feature fireplace with oak lintel housing a gas fired Aga with two ovens and two hotplates; built-in stainless steel Neff oven and grill with inset stainless steel Hotpoint four ring gas hob above with stainless steel extractor hood over; built-in Zanussi dishwasher; built-in fridge; exposed beams; built-in wooden bench seating with storage beneath; oak flooring; recessed spotlighting; double glazed window to side overlooking garden with exposed lintel; double glazed door to side providing access to garden with granite flooring; doorway with exposed lintel leading into:

### DINING ROOM

16' 1" x 9' 9" (4.9m x 2.97m)

Light and airy dual aspect room with vaulted ceiling; exposed stone walling; oak flooring; double glazed French doors to rear with large double glazed panels above, providing access to gardens with far-reaching Tamar Valley views; two double glazed windows to rear overlooking garden; additional double glazed window to front with granite window seat; television point; double radiator; multi-paned wooden door leads into:



### UTILITY ROOM

9' 9" x 6' 4" (2.97m x 1.93m)

Fitted with a range of Shaker-style wall and base cabinets with contrasting roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with drainer; space and plumbing for automatic washing machine and tumble dryer; space for freezer; wall hung Glow-worm gas fired boiler; tiled flooring; double glazed conservation rooflight; double glazed door to rear providing access to garden; solid wooden door leads into:

### SHOWER ROOM

6' 4" x 4' 2" (1.93m x 1.27m)

Part-tiled and fitted with a white suite comprising full width tiled shower cubicle with chrome thermostatic shower, wall hung wash handbasin; extractor fan; tiled flooring; stainless steel heated towel rail.



### SITTING ROOM

15' 5" x 12' 3" (4.7m x 3.73m)

Another charming dual aspect room with large feature stone open fireplace with oak lintel housing a cast iron multi-fuel burning stove; exposed beams; two television points; recessed spotlighting; solid wooden door to side entrance; double glazed windows to both front and side aspects; two wall light points; double radiator; door leads into:

### LIVING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

Feature stone fireplace with stone lintel; built-in cupboards with display shelving to one recess; television point; additional built-in cupboard; recess with built-in bookshelving; double glazed window to side with deep sill; recessed spotlighting; double radiator. This room can be used as a fourth bedroom, if required.





## FIRST FLOOR:

### LANDING

Deep built-in wardrobe/storage cupboard with hanging and radiator; exposed beams; doors to all first floor rooms.

### BEDROOM ONE

12' 9" x 10' 6" (3.89m x 3.2m)

Dual aspect with exposed beams and A-frames; built-in triple wardrobe with hanging and storage; spotlighting; double glazed window to side with deep sill; multi-paned window to rear with exposed lintel overlooking garden with far-reaching views over Chimney Rock; double radiator.

### BEDROOM TWO

13' x 9' 11" (3.96m x 3.02m)

Feature stone fireplace with granite lintel; built-in double wardrobes to both recesses; exposed beams and A-frames; spotlighting; multi-paned window to side with deep sill; double radiator.

### BEDROOM THREE

11' 2" x 9' 7" (3.4m x 2.92m)

Some restricted head height; exposed beams; double glazed Velux window to side; radiator.

### BATHROOM

8' 10" x 6' 1" (2.69m x 1.85m)

Stylish bathroom fitted with a modern white suite comprising P-shaped panelled shower bath with tiled surround and Gainsborough chrome thermostatic shower with curved shower screen, low level WC with concealed cistern, circular sink with tiled splashback and storage unit beneath; access to loft space; exposed beams and A-frames; recessed spotlighting; obscure double glazed sash window to side; stainless steel heated towel rail.



## OUTSIDE:

The property sits on a good sized corner plot with well designed attractive gardens enjoying the far-reaching views and complement the style of the cottage.

Immediately to the front, double wooden vehicular gates open to a gravelled driveway providing off-road parking for three vehicles. The front garden is well landscaped with a raised bed running the full width of the garden with natural stone edging. Steps lead from here down to the main entrance with further well-stocked flowerbeds with a colourful array of plants, shrubs and bushes. There is a wooden pedestrian gate to the front which provides access to the side path which also leads to the front door and continues alongside the property to the rear garden.

The side garden is well designed and ideal for outdoor living with a large stone patio area with railway sleepers, accessed via the kitchen/breakfast room and providing a special space for outside dining and enjoying the garden. Alongside the patio is a lawned area bordered by raised beds with a variety of bushes and trees, and steps lead up to the summerhouse. The side garden also benefits from two wooden garden storage sheds and a wooden dog kennel. The garden continues to the rear of the cottage which can be accessed via the dining room and utility with an expanse of lawn enclosed by mature hedging and enjoys the Tamar Valley views towards Chimney Rock. A raised section of garden with mature stone edging is set aside for the growing of fruit and vegetables with four raised beds, alongside which is a greenhouse (measuring 8' x 6') with a further wooden storage shed.

## **SUMMERHOUSE**

14' 1" x 8' 1" (4.29m x 2.46m)

Pitched roof; power and lighting; television and internet point; full width double glazed windows to front enjoying a lovely aspect over the garden and countryside beyond; decking area to the front.





Total area: approx. 147.4 sq. metres (1586.7 sq. feet)

FLOOR PLAN DISCLAIMER: These 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 2019. Plan produced using PlanUp.

**SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

**OUTGOINGS**

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

**VIEWING**

By appointment with MANSBRIDGE BALMENT on 01822 612345.

**DIRECTIONS**

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the first set of traffic lights and turn immediately left onto Under Road and continue for approximately 150 yards passing Pine View on the left and immediately after Tamar Way the property will be found immediately on the left hand side as indicated by our 'For Sale' sign.



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\* **PL19, PL20, EX20**

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