



**THE COTTAGE**  
GUIDE PRICE **£500,000**

**Three Bed Cottage with Two Bedroom Annexe Potential**  
**TUCKERMARSH Nr BERE ALSTON**

**MILLER** TOWN & COUNTRY  
**exp** UK



- » Income or Annexe Potential
- » Quiet Location Overlooking Woodland
- » 4 Reception Rooms, 5 Bedrooms
- » Three Bathrooms
- » Terraced Gardens
- » Large Garage/Workshop
- » Parking for Multiple Vehicles

## The Property

Situated in a quiet spot on the outskirts of the popular village of Bere Alston, this pretty cottage offers generous accommodation for a larger family or could potentially be divided into two to create an annexe or provide rental income. Originally believed to have been two cottages, the property retains many original features. The main house welcomes you into a charming country kitchen/diner with a Rayburn set within a stone hearth, complemented by exposed stone walls and slate floors. This flows into larger lounge/dining room with patio doors and large picture windows overlooking the patio and gardens. There is also a small utility room and, up a few steps, a spacious bathroom. A second living room overlooking the gardens on the other side of the house boasts a beautiful stone fireplace with a log burner, creating a cosy space for winter evenings. Stairs lead from here to the first floor, where there are three characterful double bedrooms and a shower room. The principal bedroom is spacious and filled with natural light, featuring a vaulted ceiling. The second bedroom provides a cosy retreat, with the third offering a view right across the valley. The second part of the cottage, which could be completely self-contained with its own entrance from the side, includes a living room with another large fireplace, a small kitchen overlooking the barbecue area, a wet room, and two bedrooms upstairs.

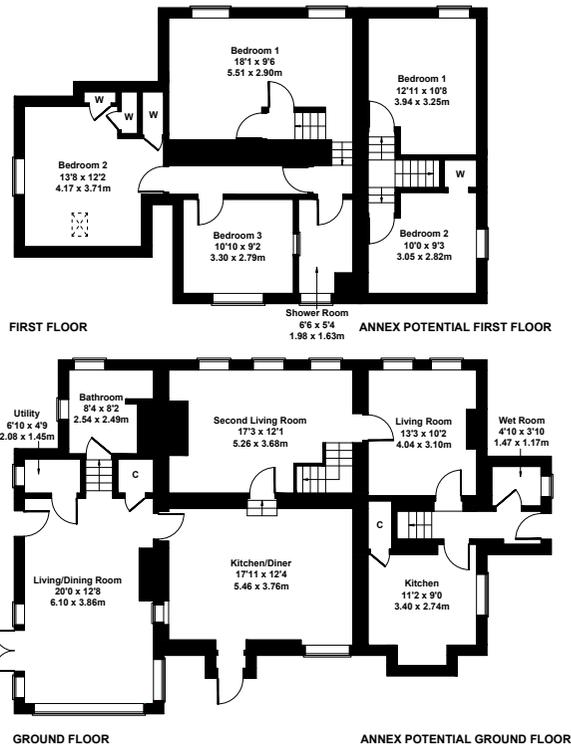
## Outside

The well-laid-out private gardens surround the entire property. A path and steps lead through gently sloping grass terraces, past the walled barbecue area and onto the lawn at the rear, which overlooks the surrounding woodland. A large patio, complete with shelter provides the perfect spot to enjoy your favourite tipples and extends the social space from the living/dining room while allowing you to take in the natural surroundings. The garden continues along a gravel path, offering an excellent opportunity to create growing spaces for a vegetable plot or fruit trees. At the top of the plot there is a large parking area for multiple vehicles, along with a spacious garage and workshop with storage above, and a separate room currently used as a gym. There is also a stone storage shed.





**The Cottage**  
Approximate Gross Internal Area  
2234 sq ft - 208 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## Location

Bere Alston is a popular and picturesque village set within the beautiful Tamar Valley, an Area of Outstanding Natural Beauty. The village offers a good range of local amenities including a primary school, village shop, pub, post office, and regular public transport links, including a railway station with services to Plymouth. Surrounded by stunning countryside, woodland walks, and nearby rivers, Bere Alston provides an ideal setting for those seeking a peaceful rural lifestyle while still having convenient access to the city and the wider South West.

**Agents Note:** Some potential non-coal mining activities have been identified in the area. There are two cesspits which the Vendors are in the process of having surveyed.

## KEY INFORMATION

-  5 Bedrooms
-  3 Bathrooms
-  4 Reception Rooms
-  Garage and driveway for multiple vehicles
-  Not Listed
-  Heating: Solid fuel Rayburn
-  Utilities: Mains electric and water. Private drainage
-  Restrictions: None known
-  Easements, Wayleaves: Yes - ROW over footpath way
-  Public Rights of Way: Yes - Public footpath
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: Yes - See agents note
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: F (31)
-  Council Tax Band: C
-  Tenure: Freehold
-  Broadband: FTTP \*Per Ofcom
-  Mobile Signal: Likely to be good. \*Per Ofcom
-  Not suitable for wheelchair users

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### VIEWING:

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