

MILLER TOWN &
COUNTRY

Part of Smart Property Group

Tamar Cottage



Charming 3 Bedroom House

Guide Price £395,000

Gunnislake PL18 9BT



Nestled in an elevated position on Calstock Road, this charming three-bedroom house presents a unique opportunity to acquire a delightful home with truly stunning views across the picturesque Tamar Valley. Offered with a guide price of £395,000, this property is perfectly situated to enjoy the best of Cornish village life whilst maintaining excellent connectivity.

The property occupies a generous, elevated plot, allowing its principal rooms and the superb conservatory to take full advantage of the vistas. This space truly becomes an extension of the living area, seamlessly blending indoor comfort with the natural beauty outside. Inside, the house offers a comfortable and inviting atmosphere. The sitting/living room is a particular highlight, featuring a charming wood-burning stove that provides warmth and a focal point during cooler months, creating a cosy ambiance for relaxation and entertaining. With one reception room, there is ample space for family life and social gatherings. The property boasts three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office. Complementing these are a downstairs WC and modern bathroom upstairs, ensuring convenience and comfort for all.





Externally, the generous garden enjoys a sunny aspect, providing an ideal setting for outdoor dining, gardening, or simply relaxing. The private parking for two cars is a significant advantage, offering secure and convenient off-road parking, a valuable asset in this popular location.

The Cottage is situated within easy walking distance of Gunnislake village and its amenities. Gunnislake itself offers a good range of local shops, catering for everyday needs, along with primary schools and welcoming public houses, fostering a strong sense of community. For those needing to commute or wishing to explore further afield, a regular train service provides convenient access to Plymouth City Centre, making this an ideal base for both work and leisure. The Tamar Valley, an Area of Outstanding Natural Beauty, offers endless opportunities for outdoor pursuits, from walking and cycling to exploring historical sites. This property represents an exceptional opportunity to purchase a well-located home with breathtaking views, generous outdoor space, and practical features, all within a vibrant village setting. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

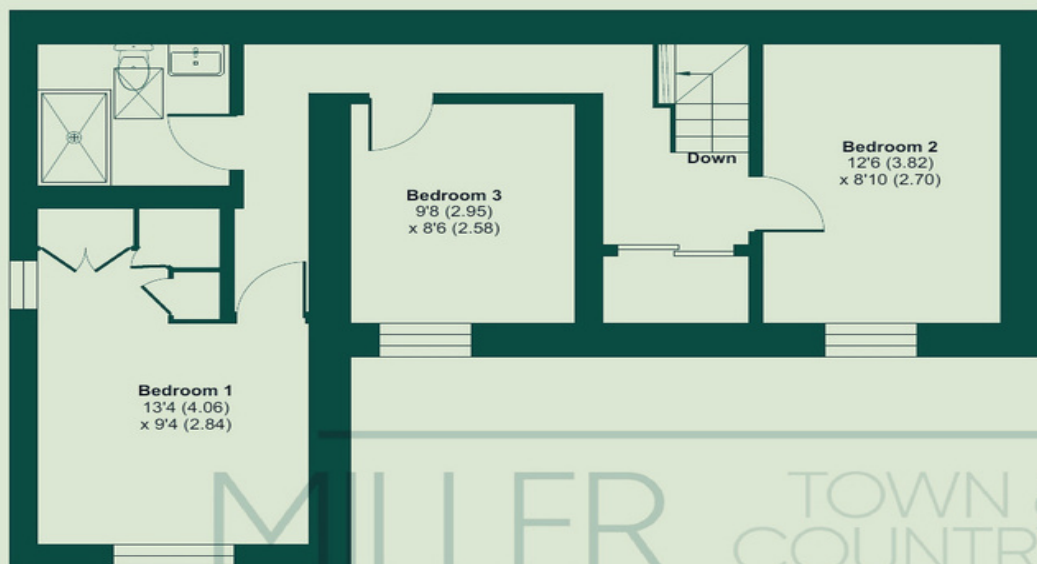


Approximate Area = 1199 sq ft / 111.3 sq m

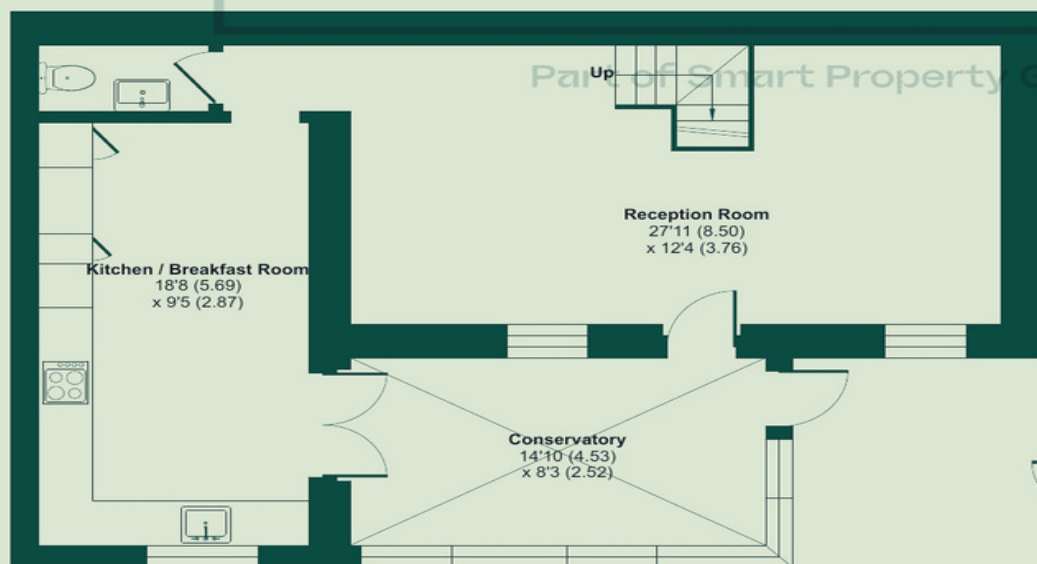
Outbuildings = 98 sq ft / 9.1 sq m

Total = 1297 sq ft / 120.4 sq m

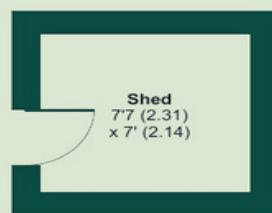
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2

Key information

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|---|--|
|  Bedrooms: 3 |  Notable construction materials: None known |
|  Bathrooms: 2 |  Building safety concerns: None known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Off road parking |  Planning permissions: None known |
|  Listed Status: Not listed |  EPC rating: D (61) |
|  Heating: Gas central heating |  Council tax band: C |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: None known |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: None known |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: None known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |