



mansbridgebalment

GUNNISLAKE OIEO £450,000





THE OLD ORCHARD

Sand hill, Gunnislake, PL18 9DR

This beautifully presented and spacious detached family home set within a generous corner plot is situated within an Area of Outstanding natural Beauty and within easy reach of the village amenities.

Three double Bedrooms and Two Bathrooms

22' Dual Aspect Kitchen/Dining Room

Outstanding Uninterrupted Countryside Views

Recently Installed Wood Burning Stove and Aluminium Double Glazing

Attractive Gardens and Covered Terrace Ideal for Outside Entertaining

Driveway Parking for Multiple Vehicles

Large Integral Garage and Workshop

OIEO £450,000



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

mansbridgebalment.co.uk





SITUATION AND DESCRIPTION

A beautifully presented three double bedroom two bathroom detached family home enjoying superb uninterrupted countryside views set on a generous corner plot with attractive gardens and well situated on the fringes of the popular Cornish village of Gunnislake within the Tamar Valley a designated Area of Outstanding Natural Beauty and in easy reach of the amenities and good transport links.

This immaculate architect designed property was built in 1997 with spacious and well-proportioned accommodation nicely designed to maximise the views. The property has been enhanced further in recent years with the installation of a wood burning stove in the sitting room, the refitting of the utility room and both shower rooms, the installation of solar panels and new Aluminium double glazing throughout. The property is a real credit to its current owners.

The light and airy accommodation briefly comprises: reception hall; 22' dual aspect kitchen/dining room; refitted utility room; sitting room with wood burning stove; ground floor double bedroom three; ground floor refitted shower room; landing; two first floor double bedrooms (one with dressing room); refitted family shower room; lower ground hall; W.C and large integral garage with workshop. Early viewing is recommended.

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:

Aluminium double glazed front door with storm porch and outside lighting leads into:

RECEPTION HALL

16' 6" x 9' 4" (5.03m x 2.84m)

Laminate flooring; balustrade staircase rises to first floor and stairs lead down to the lower ground floor; two obscure Aluminium double glazed windows to front; double radiator.

KITCHEN/DINING ROOM

21' 11" x 15' 10" (6.68m x 4.83m)

Spacious light and airy dual aspect room well fitted with a comprehensive range of matching wall and base cabinets with roll top worksurfaces with tiled splashbacks; inset 1 1/2 bowl sink unit with mixer tap and drainer; built-in 'Belling' range cooker with two ovens; grill and seven ring gas hob with large matching extractor hood over; space and plumbing for dishwasher; space for American style fridge/freezer; matching island unit with base cabinets and drawers; recessed LED spotlighting; laminate floors; two Aluminium double glazed window to front enjoying fabulous uninterrupted far reaching Tamar Valley views towards Chimney Rock; Aluminium double glazed French doors to side opening out to side deck and gardens; television point two radiators; wooden door leads into:





UTILITY ROOM

11' 2" maximum x 9' 2" (3.4m x 2.79m)

Recently refurbished with a range of matching base cabinets with worksurfaces and matching splashbacks; inset 1 1/2 bowl stainless steel sink unit with mixer tap; space and plumbing for automatic washing machine and tumble dryer; shelving; wall hung 'Vailant' gas fired boiler; extractor fan; recessed spotlighting; laminate flooring; Aluminium double glazed window to side overlooking garden; Aluminium door to side opening out onto covered terrace; radiator.

SITTING ROOM

15' 4" x 15' 2" (4.67m x 4.62m)

Another light and airy room with newly installed cast iron wood burning stove set on a slate hearth; television point; Aluminium double glazed picture window to front with breath-taking views over the surrounding countryside and Tamar Valley beyond; laminate flooring; double radiator.

GROUND FLOOR BEDROOM THREE

12' 1" x 12' 0" (3.68m x 3.66m minimum not including recess)

Aluminium double glazed window to side with far reaching views; modern upright radiator.

GROUND FLOOR SHOWER ROOM

7' 10" x 6' 7" (2.39m x 2.01m)

Part tiled, newly refurbished with a modern white suite comprising, walk-in oversized shower cubicle with chrome thermostatic shower with fixed drencher and flexible heads; low level wc with concealed cistern; wall hung wash hand basin; shaver point; recessed spotlighting; tiled flooring; extractor fan; obscure Aluminium double glazed window to rear; stainless steel heated towel rail.



FIRST FLOOR

FIRST FLOOR LANDING

14' 2" x 13' 8" (4.32m maximum x 4.17m maximum)

Good sized landing previously used as a study area with deep built-in airing cupboard with shelving housing a pressurised hot water cylinder; access to loft space; double glazed Velux window to front with panoramic views.

BEDROOM ONE

17' 1" maximum x 14' 8" maximum (5.21m x 4.47m)

Newly fitted built-in wardrobes running the full width of the bedroom with ample hanging and storage; Aluminium double-glazed window to front with window shutters enjoying the magnificent countryside views; modern upright radiator.

BEDROOM TWO

12' 7" x 11' 10" (3.84m x 3.61m)

Aluminium double glazed window to front with window shutters and uninterrupted countryside and Tamar Valley views; modern upright radiator; door into:

DRESSING ROOM

9' 4" x 6' 0" (2.84m x 1.83m)

With built-in wardrobes with hanging and shelving





FAMILY SHOWER ROOM

9' 0" x 7' 0" (2.74m x 2.13m)

Part tiled newly refurbished with a modern white suite comprising; oversized walk-in shower cubicle with chrome thermostatic shower with fixed drencher and flexible heads; low level wc with concealed cistern; bidet; wash hand basin; shower point; tiled floor; obscure double glazed Velux window to rear; extractor fan; tall, heated towel rail.

LOWER GROUND FLOOR

LOWER HALL

9' 6" x 9' 3" (2.9m x 2.82m)

Used as a study area with telephone point; recessed spotlighting; heated towel rail; integral door to garage and door into:

WC

5' 10" x 3' 10" (1.78m x 1.17m)

Part tiled and fitted with a white suite comprising low level wc; wall hung wash hand basin; built-in storage cupboards; extractor fan; spotlighting.

INTEGRAL GARAGE

21' 0" x 19' 0" (6.4m x 5.79m maximum)

Fitted with an electronic remote control up and over garage door; power and lighting; utility area with roll top worksurfaces and inset 1 1/2 ceramic sink unit with mixer tap and drainer with matching base cabinets beneath; shelving; worksurfaces; opening into:

WORKSHOP

25' 3" x 6' 8" (7.7m x 2.03m)

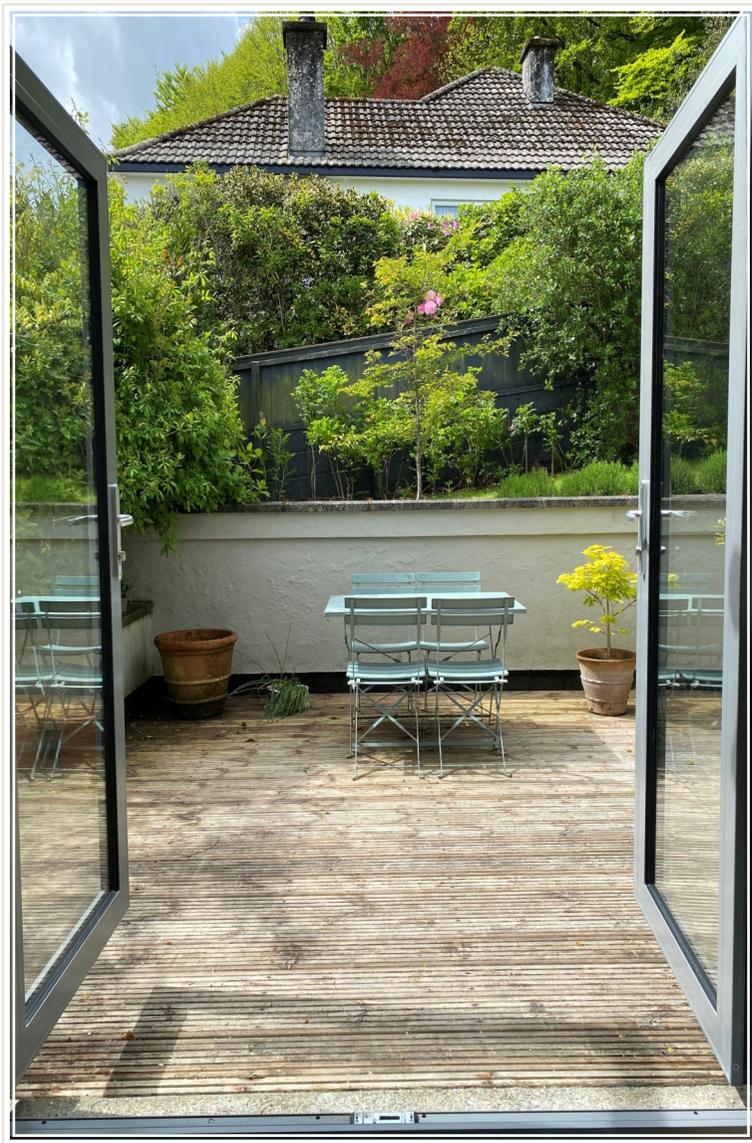
With power and lighting and fitted with a full-length work bench with vice; shelving.

OUTSIDE

The property sits on a generous corner plot and benefits from attractive mature gardens to three sides of the property which compliments the lovely style of the house. Immediately to the front is a brick paved driveway leading to the integral garage providing off-road parking for multiple vehicles. The mature front garden enjoys the stunning views and is enclosed by mature bushes and hedges. The garden is mainly laid to lawn and bordered by extensively planted beds with a colourful array of plants, shrubs, and bushes.

A path leads through the flower bed to the side garden, which is enclosed by fencing and has a small, gravelled area with a wooden shed measuring approximately 7' x 6' alongside which is a greenhouse measuring approximately 8' x 6'. Beyond the greenhouse is a wooden decked area enjoying a sunny south west facing aspect which can be accessed via the kitchen/dining room with outside stone built chimenea.

The landscaped rear garden is enclosed by fencing and walling. Immediately to the rear of the property and accessed via the utility room is a lovely, covered terrace with outside lighting measuring approximately 17'3 x 10' providing a superb space for outside dining and entertaining with outside water tap. There is planning permission granted to convert this area to create a dining room off the existing kitchen/dining room if required. There are two levels of lawn with low attractive natural stone walling with railway sleeper. There is a variety of raised boxes some used for growing of fruit and vegetables and one with small ornamental fishpond. A paved footpath leads to a wooden pedestrian patio providing independent access to the rear garden.









SERVICES

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

OUTGOINGS

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

VIEWING

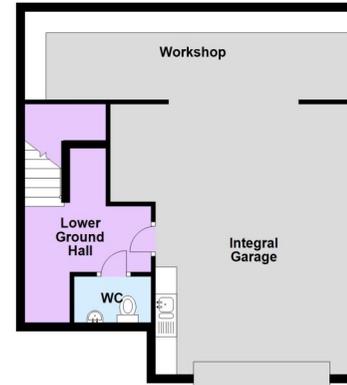
By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock by the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to Gunnislake. Continue through the village and up Sand Hill heading towards Drakewalls. The property will be found shortly thereafter on the right-hand side, just after the escape lane but before the entrance to the train station on the left.



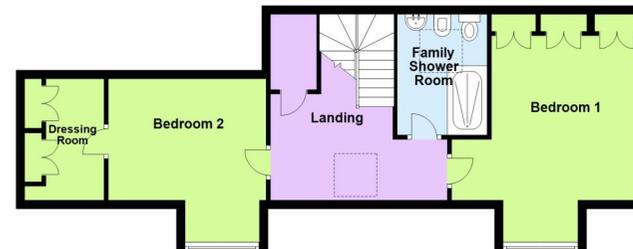
Lower Ground Floor
Approx. 61.5 sq. metres (661.8 sq. feet)



Ground Floor
Approx. 126.5 sq. metres (1361.1 sq. feet)



First Floor
Approx. 57.4 sq. metres (618.3 sq. feet)



Total area: approx. 245.4 sq. metres (2641.2 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 Balmet 2019
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* **PL19, PL20, EX20**

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