



Town • Country • Coast



Chilsworthy, Gunnislake

Offers Over £275,000



## Chilsworthy, Gunnislake

No Onward Chain. Situated on the fringes of the village of Chilsworthy and enjoying stunning panoramic views across the valley, rolling countryside and the River Tamar, is this detached two bedroom cottage with two reception rooms and planning permission for a first floor extension, together with driveway parking for two vehicles, further hardstanding with metal bike store, cottage style gardens, detached workshop/home office and outbuildings.

Offered with double glazing and individually controlled electric radiators, the accommodation comprises a front entrance porch, could be used as a utility area, kitchen/diner with solid fuel Rayburn, range of cupboards with electric oven and ceramic hob, integrated washing machine and slimline dishwasher. Rear lobby with door into the dining room/snug boasting a woodburning stove and an opening into the triple aspect living room enjoying superb views. Also on the ground floor is the bathroom with mains fed shower over the bath, wc and basin, built-in cupboard housing the hot water system. On the first floor is a double and a single bedroom. In the living room is a boarded loft accessed via a ladder and first floor boarded loft access also.

Outside, parking for two cars with gate into the garden, with a decked terrace to enjoy the spectacular views. Steps down to an area previously used for a greenhouse, area of astro-turf lawn and a detached workshop/home office with ample power sockets.

Two timber store sheds and a path leads into a further secret garden area with stone steps up to a hardstanding with metal bike store shed and two further outbuildings, one with outside wc. Outside security lighting.

Planning Permission has been granted for a first floor extension to provide a master bedroom with shower room and dressing room. Application No: PA25/07980





**Rear Entrance Porch**

8'2" x 4'11" (2.50m x 1.50m)

**Kitchen/Diner**

10'11" x 10'2" (3.33m x 3.10m)

**Living Room**

16'4" x 14'11" (4.98m x 4.55m)

**Snug/Dining Room**

13'5" x 8'7" (4.10m x 2.64m)

**Lobby**

4'7" x 3'3" (1.42m x 1.00m)

**Ground Floor Bathroom**

10'2" x 6'2" (3.10m x 1.90m)

**First Floor**

**Bedroom 1**

10'11" x 10'2" (3.33m x 3.10m)

**Bedroom 2**

10'2" x 7'1" (3.10m x 2.18m)

**Services**

Mains water, electricity and drainage.

**EPC**

E44

**Tenure**

Freehold

**Local Authority**

Cornwall Council - Tax Band C

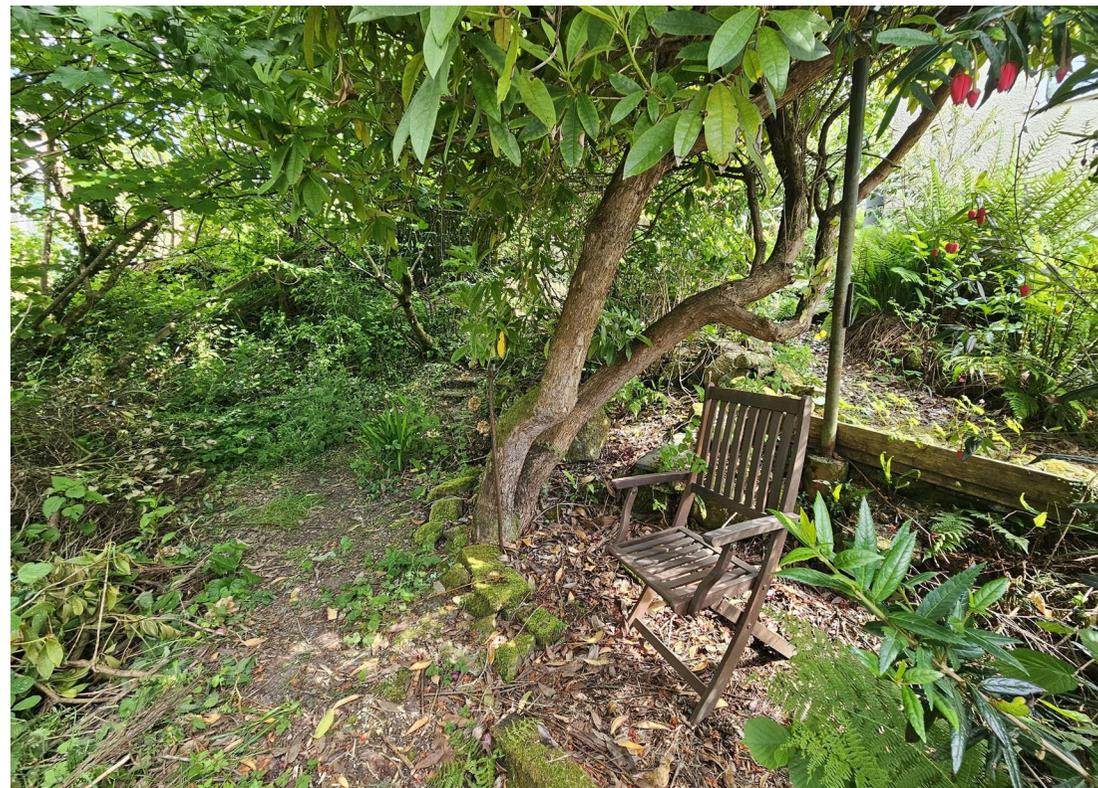
**Situation**

The village is in the beautiful Tamar Valley, an Area of Outstanding Natural Beauty (AONB) approximately 1.3 miles from Gunnislake and 5.6 miles from the ancient stannary and market town of Tavistock; both easily accessible by car. At Chilsworthy the White Hart Inn is a friendly traditional free house. Just beyond Callington is the famous St Mellion International Resort to satisfy your golfing, gym and spa needs. In the neighbouring village of Gunnislake is a medical centre, primary school and a railway station providing a regular rail link with Plymouth. As you would expect in an area of outstanding natural beauty there is an abundance of country walks and views to be enjoyed.

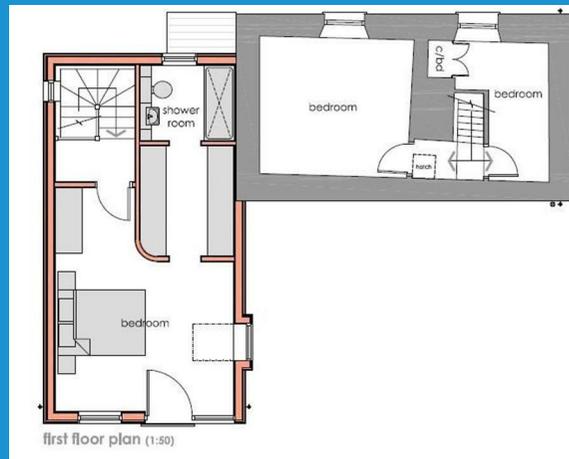
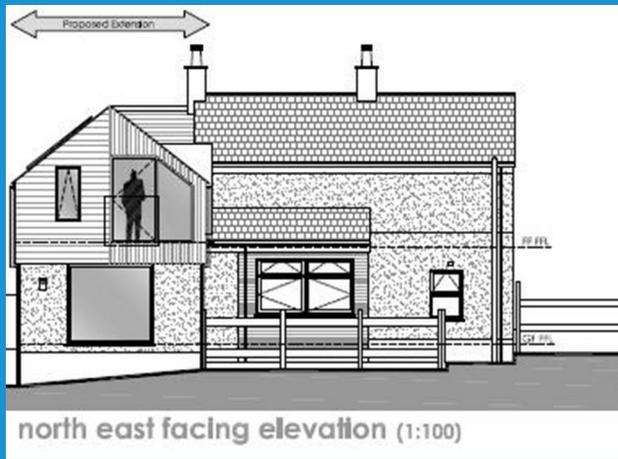
**Directions**

What3words://digs.rift.pickup

From Tavistock proceed to Gunnislake and proceed through the traffic lights, continue into St Anns Chapel and turn right onto Delaware Road, signposted to Coxpark and Chilsworthy. Follow this road taking the next right signed Chilsworthy and then left into the village, whereupon the property will be found on the right hand side just before the pub.



## Floor Plan



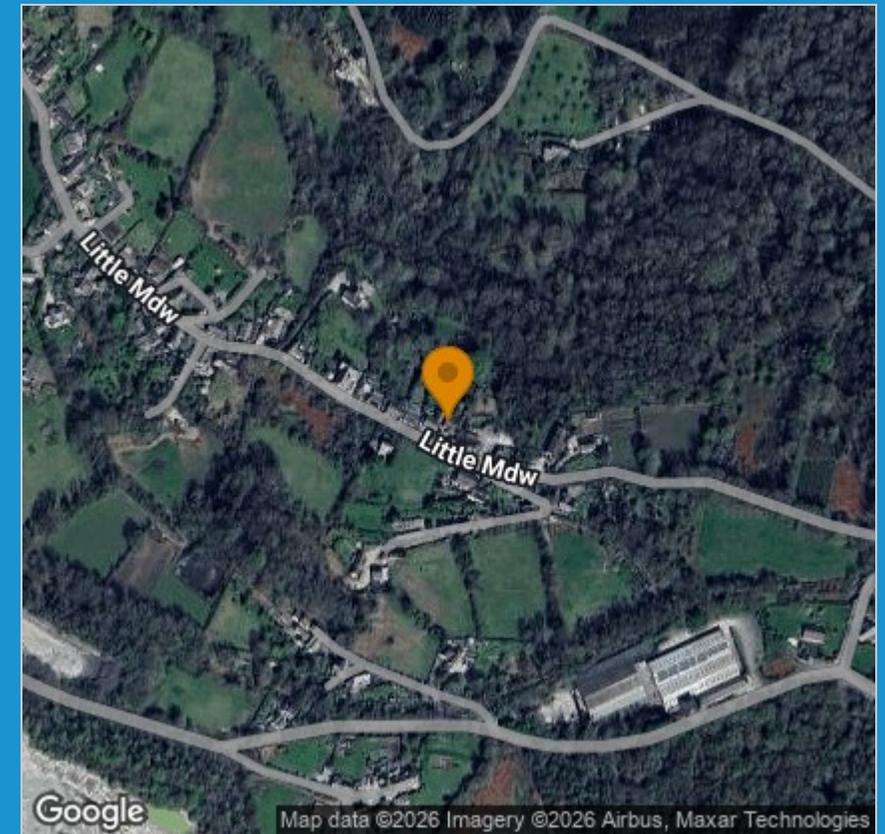
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

