



Town • Country • Coast



Albaston, Gunnislake

Guide Price £565,000



## Albaston, Gunnislake

With no immediate neighbours and situated down its own private lane entrance, is this detached family residence offering three double bedrooms and three bath/shower room accommodation. The property boasts ground source heating with underfloor to the ground floor and radiators upstairs. Set in gardens and grounds of approximately 5 acres of pasture, small area of woodland, incorporating stables, detached garage/workshop and small outbuildings.

The accommodation comprises an entrance hall, ground floor shower room, utility room and door into the boot/boiler room, housing the ground source boiler and hot water cylinder. A spacious triple aspect lounge enjoys views over the gardens and woodland behind. A generous sized kitchen/dining room enjoys a triple aspect with views towards the land, stables, garden, rear patio and woodland area. Fitted with a comprehensive range of units with central island, integrated dishwasher and induction hob. Within the dining area is a woodburning stove for cosy evenings. Patio doors from here lead out onto a covered patio area overlooking the gardens and woodland to the rear. On the first floor are three double bedrooms, one with a range of built-in wardrobes and the master bedroom boasting an en suite shower room with full length shower tray, electric shower and overmount basin, low level wc. A family bathroom is attractively fitted with a ball and claw feet bath, pedestal basin and low level wc.

Outside, the property is approached over a shared lane and then forks off into its own private lane entrance to the house. The drive provides ample parking for several vehicles and leads to a 37'ft garage/workshop, further storage behind. Gardens surround the property with a further stone built outbuilding. Ornamental garden and a section of woodland to the rear of the house.

The land is contained with hedge/fence boundaries, totalling approximately 5 acres and include a Stable Block with two stables and tack room, field shelter.





#### Entrance Hall

#### Lounge

21'0" x 11'10" (6.41m x 3.62m)

#### Utility Room

9'0" x 8'0" (2.76m x 2.45m)

#### Boot/Boiler Room

10'4" x 5'4" (3.15m x 1.63m)

#### Kitchen/Dining Room

26'2" x 15'0" (7.99m x 4.58m)

#### Landing

#### Bedroom 1

14'2" x 8'7" max (4.32m x 2.63m max)

#### En Suite Shower Room

8'2" x 4'1" (2.49m x 1.25m)

#### Bedroom 2

12'0" x 8'9" (3.68m x 2.68m)

#### Bedroom 3

14'0" x 12'0" max. (4.27m x 3.66m max.)

#### Bathroom

9'1" x 5'9" (2.78m x 1.76m)

#### Outside

#### Detached Garage/Workshop

37'5" x 20'5" (11.40m x 6.22m)

#### Stable Block

Two Stables measuring 11'10" x 11'5" each and Tack Room measuring 11'5" x 4'9"

#### Stone Outbuilding

26'11" x 10'3" (8.20m x 3.12m)

#### Services

Mains electricity and water. Private drainage. Ground Source Heating.

#### Local Authority

Cornwall Council - Tax Band D.

#### EPC

D57

#### Tenure

Freehold

#### Agents Note

We have been informed by the vendor that neighbouring property retains a pedestrian right of access across the land, should their primary access be unavailable.

#### Situation

Albaston is a popular village in the Tamar Valley and features a public house and a Primary and Pre-School within walking distance of the property. There is also a petrol station with associated convenience store and take-away alongside a mainline train station with a regular service into the City of Plymouth. The nearby Riverside village of Calstock offers beautiful scenery and walks along the river alongside 2 public houses, coffee house and village shop. The village is roughly equidistant to the towns of Callington and Tavistock, both of which offer a range of amenities, shops and schooling with good road access into Plymouth and Dartmoor National Park.

#### Directions

What3words://buyers.elbow.gathering PL18 9AB - From Tavistock proceed on the A390 through Gunnislake and just before the train station turn left signed to Albaston onto Wellpark Road. Follow this road for approximately 0.7 of a mile and the entrance lane will be found on the left, proceed down this lane and turn left into the entrance lane to the property.

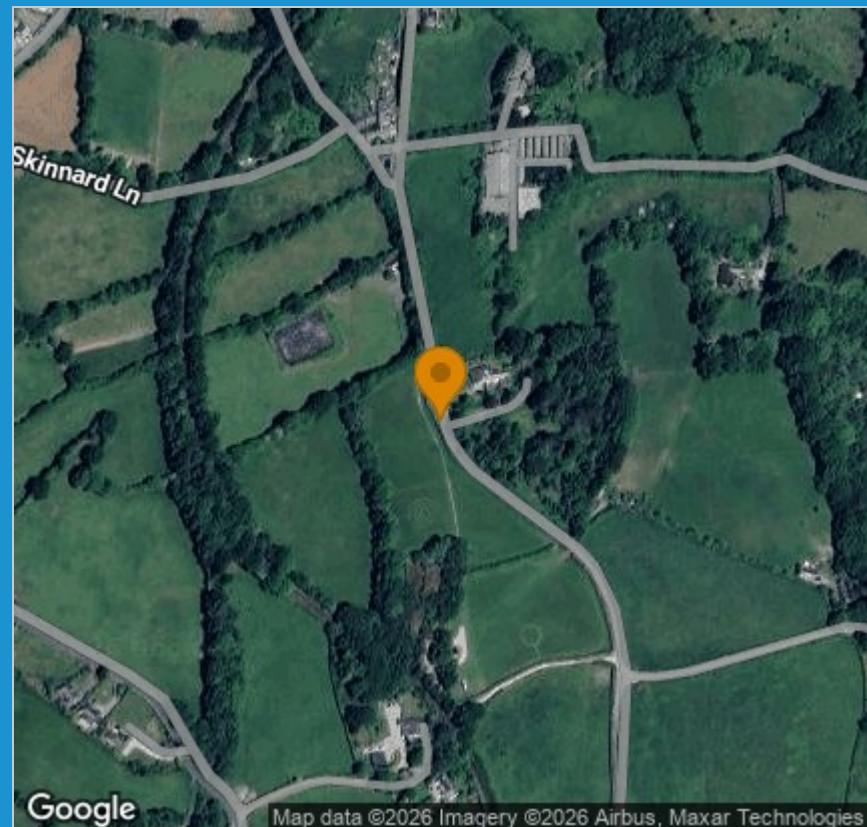
## Floor Plan



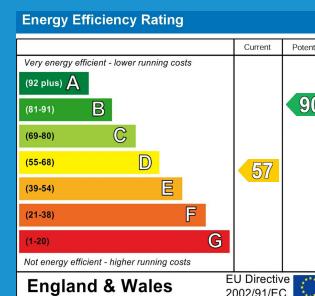
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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