



**Gunnislake**  
PL18 9LW

**Guide Price £135,000**  
**Freehold**



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**Situation:-** Gunnislake has a range of amenities close by including post office, shops, bus service, cafe, primary school, public house, health centre and railway station on a branch line with a regular service to Plymouth. The towns of Callington and Tavistock are each some 5 miles away with a range of amenities and transport links. The Tamar Valley an area of outstanding natural beauty can be enjoyed by all the members of the family and is within walking/driveable reach.

**Description:-** Believed to date back some 200 years this quaint old miners cottage is located in a traffic free setting having the most wonderful Tamar Valley and Tavistock woodland views. The property has been improved by the current vendor over the past 10 years and the garden has been extensively landscaped. You first enter the property via the Storm Porch which is an ideal area to store wood. A door opens to the Kitchen/Living room which includes a wood burner providing the heating for the cottage. The Kitchen area has fitted units, built in oven and hob and there is a useful office space under the stairs.

On the first floor there is a Double Bedroom which has the best views from the property and a Shower room which has recently been refreshed.

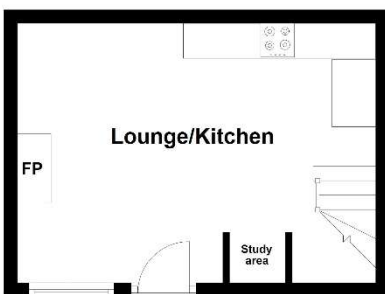
**Outside:-**The rear garden includes a good sized Summer house and Workshop/shed, both having power and light. The garden provides a quiet, peaceful area ideal to relax in throughout the seasons. In the lower part of the garden there is a large area laid to granite chippings with a raised section and there is a greenhouse. There are gravel pathways and an abundance of flowers and shrubs.

**Services:-** Electric, water and drainage.

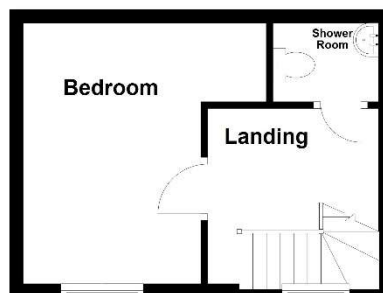
**Council Tax:-** According to Cornwall Council the tax band is A.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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