



Albaston, Gunnislake

PL18 9ER



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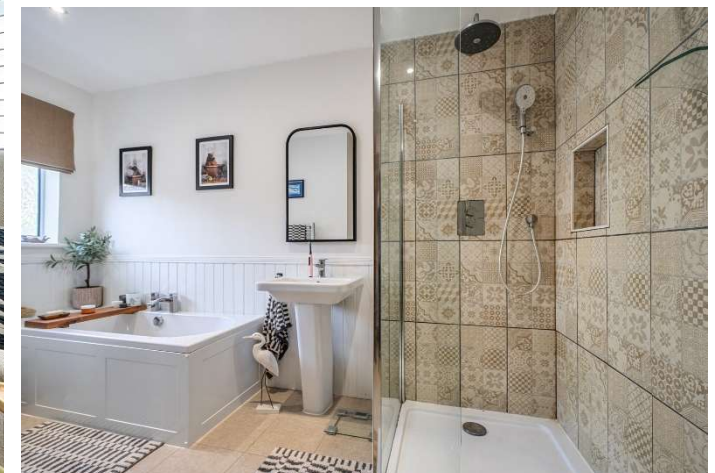
 dawsonnott.co.uk



The property is set within the village of Albaston within reach of local amenities at Drakewalls which can be found between the market town of Tavistock and Callington in an area of outstanding natural beauty within the Tamar Valley. Local facilities include a primary school, train station, local shop/garage, bus service and hairdressers.

Price £425,000

- Generous Size Plot
- Beautifully Presented
- Generous Lounge/dining Room
- Modern Fitted Kitchen
- Bathroom With Walk-in Shower
- Spacious Bedrooms



The main entrance leads into a spacious hallway. From here the doors all lead off to the accommodation. The modern Kitchen has a twin aspect outlook to the front and side elevation. The fitted kitchen offers a range of base units incorporating drawer space, pan drawer space and hardwood work surfaces. A eye level Bosch double oven with induction hob and splash back with canopy over. Integrated appliances include dishwasher and washing machine. There are double doors giving access to a wonderful pantry cupboard, fitted shelving and space for a fridge or freezer, the other cupboard houses the Pottington central heating boiler, further space beneath for addition appliances if required. From here there is also a door giving access to the front of the property. The generous bright Lounge/Dining room enjoys a double aspect allowing so much light and sunshine to the front and side elevation. Recess accommodating a wood burner with a slate hearth with a further recess having fitted shelving. The spacious dining area offers ample room for formal dining.

There is the bonus of a Cloakroom with a side aspect window. Period style wall mounted wash hand basin, low level WC. The walls have been half tiled with contrasting ceramic floor tiles and a period style radiator. The L shaped Shower Room has a side aspect opaque glass window, panelled bath with mixer taps, low level WC pedestal wash hand basin and a walk-in shower. There is also room for additional furniture to include cabinets etc and ceramic floor tiling. The large 4 bedrooms are spacious with the main 3 having the benefit of built in wardrobes and are positioned at the side and the rear of the property enjoying a garden outlook.

The property benefits from gas central heating and uPVC double glazing.



OUTSIDE

At the front of the property there is gentle sloped pathway that leads down to the front entrance.

The front of the property is mainly laid to lawn surrounded with well-established shrub borders, this continues throughout the side and continues to the rear. The Laurel hedging and fencing continues down through the side of the property and continues across the back boundary. The garden has been designed for ease of maintenance but offers an abundance of colour with a variety of mature shrubs and seasonal plants and shrubs. The lawn continues with a pathway that leads from the side to the rear. At the rear a further gravel pathway leads to the decked seating area and to the summer house. Here are many flowering shrub borders with a small paved patio sitting area. There is a generous size garage with light, outside tap and a generous driveway offering ample parking for at least 4 cars.

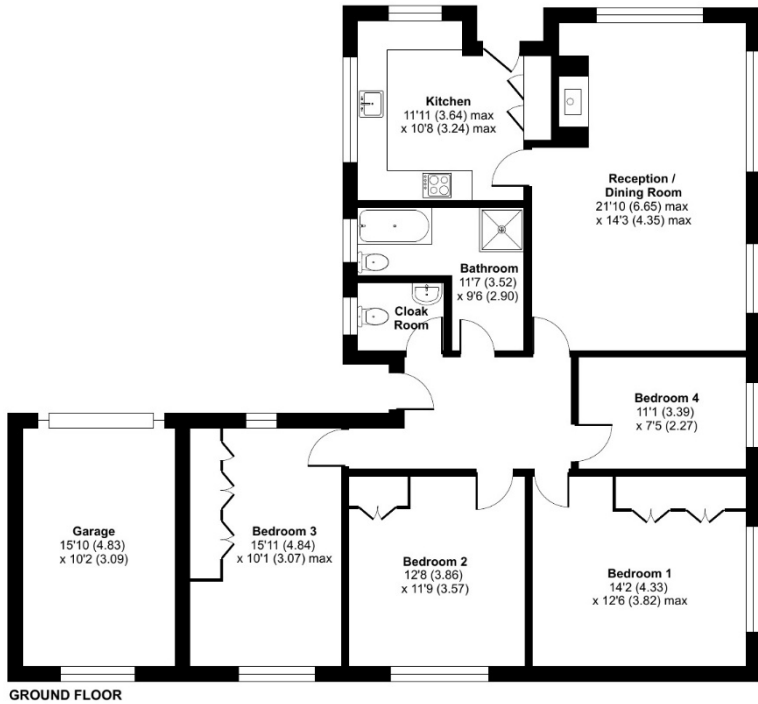
Services:- Electric, Gas Water and drainage.

Council Tax:- Band E



Albaston, Gunnislake, PL18

Approximate Area = 1258 sq ft / 116.8 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1419 sq ft / 131.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Dawson Nott Ltd. REF: 1448083

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

