

Drakewalls, Gunnislake, PL18 9DX



DOWSON nott
ESTATE AGENTS



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LOCATION

An executive detached house located in a select small development of just 3 properties situated within the Tamar Valley a designated area of outstanding natural beauty. The property is nearing completion and is being sold with no onward chain making the stress of having to wait for a vendor to find irrelevant. The build is to an obvious high standard including the fixtures and the finishings. The impressive accommodation is spacious and versatile and would make a fantastic home for a variety of purchasers including multi-generational living. There are nearby amenities including, shop/garage, primary school, bus service and train station. Further amenities and facilities can be found in Tavistock and Callington approximately 6 miles distant in both the Devon and Cornwall counties. Many recreational pursuits can also be enjoyed by all the family within the vicinity.

PLYMOUTH
APPROX 19 MILES

EXETER
APPROX 34 MILES

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ACCOMMODATION

The property is approached via a sweeping driveway, leading to the front entrance door. This opens to the welcoming Hallway, where there is cloak hanging section for coats and shoes, useful storage cupboard with double doors, window facing to the side, tiled flooring and a oak staircase rising to the first floor. The Cloakroom comprises of an enclosed cistern low level WC, shaped wash hand basin, wall mounted towel rail, half tiling to the walls, display shelving, extractor and window facing to the front. Internal door leads into the Utility with under unit space for white goods, wall cupboards one of which houses the central heating and hot water boiler, matching tiling to the floor, window facing to the front and door giving access to the side garden. To the right hand side of the hallway is the Study/Games room which faces to front and enjoys views across the Tamar valley and Dartmoor. From the hallway an internal door leads into the main reception room being the Living room which has ample space for reception furniture, is a nice light social space, with French doors leading out to the patio and would be a great area for entertaining guests. A square arch takes you to the most impressive Kitchen/Breakfast room being fitted with a comprehensive range of wall and base units, glass fronted cabinets, work top surfaces with matching up stands, wine chiller fridge, built in eye level double ovens, full height fridge/freezer and tall cupboards. There is feature shelving, a window facing to the side, matching tiling to the floor, a door giving access to the rear and an area suitable for breakfast table and chairs. From this room and from the Living room internal doors lead into a further reception room, which could be used as a formal Dining room/Sun room or utilised for individual preferences. There are windows to the side and rear aspects, with sliding patio doors providing access to the rear patio, again with matching tiled flooring.

From the ground floor the staircase leads to the first floor and Landing where there is loft access with a fitted loft ladder. There is a lovely glass finished gallery balcony which looks down onto the hallway and there are encased windows enjoying stunning views across both Devon and Cornwall countryside. Bedroom 1 is a large double room having windows facing the front aspect taking in the views, radiator and ample space for bedroom furniture. Following on is the dressing room which is ideal for wardrobe space. The En suite shower room completes the Master Suite and comprises of an enclosed cistern low level WC, shaped wash hand basin, a double shower cubicle with sliding glass doors, display niches, double headed shower including a waterfall head. Extractor, tiling to the floor and part tiling to the walls and a heated towel rail. Bedroom 2 is a double bedroom also facing the front to enjoy the views, radiator, and opening leads through to a dressing area with a radiator. The second en-suite comprises of an enclosed cistern low level WC, shaped wash hand basin, a double shower cubicle with sliding glass doors, display niches, double headed shower, extractor tiling to the floor and part tiling to the walls and a heated towel rail. Bedroom 3 is also a double bedroom with large windows facing to the rear with a pleasant outlook, and a radiator. Bedroom 4 being the last double bedroom again facing to the rear with a wardrobe recess and a radiator. The impressive Bathroom comprises of enclosed cistern low level WC, large vanity unit with drawer space, a shaped wash hand basin, free standing oval shaped bath with a free-standing floor based shower. Additional walk-in shower which has his and hers double showers, display niches, extractor, wall mounted heated mirror with lighting, heated towel rail, tiling to the floor and part tiling to the walls.



THE GROUNDS

Tarmac driveway leads up to the property and parking area which is suitable for several vehicles. The double garage has an external charging point, power and light, door to the side, window to the rear and a tap. A pathway leads around the right hand side of the property and to the rear where there is an attractive paved patio area, feature barbecue area, garden walling and natural hedging. To the left hand side there is a drying section laid to lawn, pathway and there is an access to the utility room.

The main garden is a blank canvas which can be cultivated into individual preferences and there are timber steps leading up to an elevated lawn section, which again enjoys the most wonderful views. The gardens are private and edged with Cornish banking, fencing and walling.



PROPERTY DETAILS

SERVICES:	Electricity: Mains Supply, Water: Mains Supply, Gas: Mains Supply, Sewerage: Mains Supply
EPC RATING:	To be confirmed
COUNCIL TAX:	To be confirmed
TENURE:	Freehold
AUTHORITY:	Cornwall Council

VIEWING

Strictly by appointment with the sole agents, Dawson Nott.

NOTE

The property benefits from a 10 year Build Warranty. The ground floor accommodation has underfloor heating and radiators to the first floor.

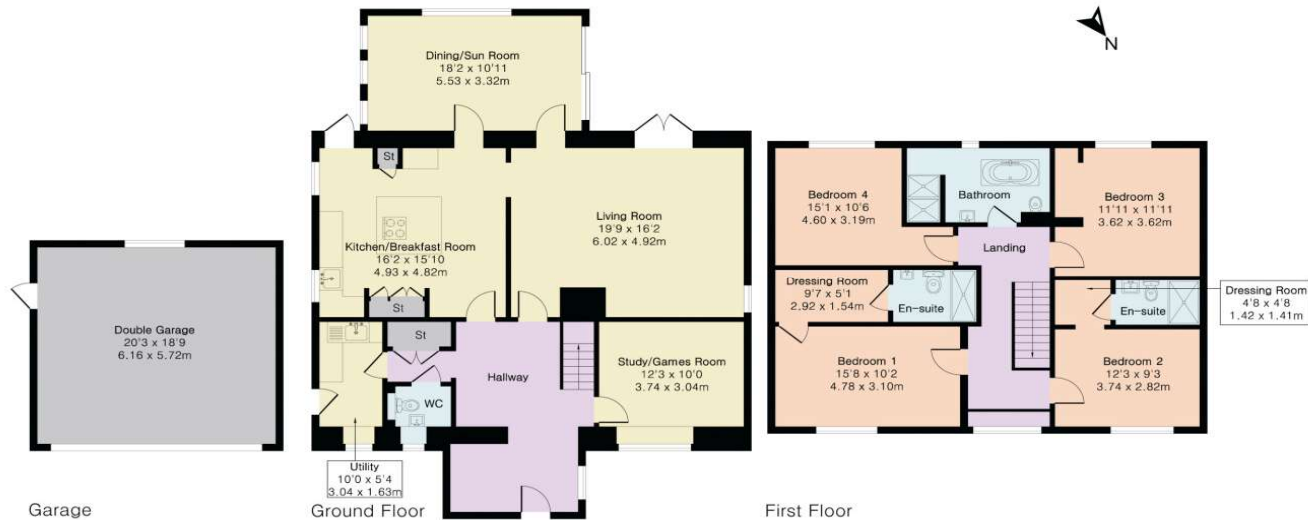


**Approximate Gross Internal Area 2225 sq ft - 207 sq m
(Excluding Garage)**

Ground Floor Area 1270 sq ft – 118 sq m

First Floor Area 955 sq ft – 89 sq m

Garage Area 379 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

