



SALISBURYS

ESTATE AGENTS



Stannary Cottage, Drakewalls, Gunnislake,

Cornwall, PL18 9ED

£295,000 Freehold

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Stannary Cottage, Drakewalls, Gunnislake, Cornwall, PL18 9ED

Three bedroom detached cottage and timber built holiday chalet tucked away in a private position within a popular village yet within easy access to local amenities. The property comprises: entrance hall, sitting room, dining room, kitchen, cloaks/utility, three bedrooms and bathroom. The holiday chalet provides additional accommodation and income potential. The property is surrounded by pretty gardens and has the benefit of solar roof panels providing hot water throughout the summer months.

ACCOMMODATION

Entrance door leads into:

PORCH

8' 2" x 5' 0" (2.49m x 1.52m)

Windows to the front and side; slate flooring.

RECEPTION HALL

11' 8" x 8' 2" (3.56m x 2.49m)

UPVC double glazed windows to the side and rear; electric night storage heater; door to:

DINING ROOM

15' 4" x 9' 8" (4.67m x 2.95m)

UPVC double glazed windows to both sides; cupboard housing electric trip switches and meters; beamed ceiling; two wall light points; electric night storage heater.

KITCHEN

11' 9" x 9' 4" (3.58m x 2.84m)

Range of wall and base units with contrasting roll top work surfaces and tiled splash backs; space for cooker, fridge/freezer, dishwasher and washing machine; One and a half bowl ceramic sink unit with green re-cycled glass surround; Pvcu double glazed windows to the side and rear overlooking the garden; door to:

REAR LOBBY

UPVC double glazed window to the side; staircase rises to the first floor; cloaks hanging space; stable door leading out to the rear garden.

CLOAKROOM

6' 1" x 5' 11" (1.85m x 1.8m)

Fitted with low level W.C.; wash hand basin; window to the side.

SITTING ROOM

14' 4" x 11' 5" (4.37m x 3.48m)

Feature fireplace with granite quoins and timber lintel housing 'Woodwarm' cast iron multi fuel burner set on tiled hearth; television point; telephone point; three wall light points; two multi paned UPVC double glazed windows to the front; staircase rises to the first floor; electric night storage heater.

FIRST FLOOR LANDING

Access to the loft space and side loft.





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BEDROOM ONE

15' 2" x 9' 8" (4.62m x 2.95m)

Dual aspect with UPVC double glazed windows to both sides; exposed roof trusses; radiator; access to the loft space.

BEDROOM TWO

12' 2" x 11' 7" (3.71m x 3.53m) + 3' 4" x 3' (1.02m x 0.91m)

Two UPVC double glazed windows to the front overlooking the garden; built-in wardrobe cupboards providing hanging rails; airing cupboard housing lagged tank and shelving; access to the loft space; electric night storage heater.

BEDROOM THREE

11' 9" x 7' 8" (3.58m x 2.34m)

UPVC double glazed window to the rear overlooking the garden; electric night storage heater.

BATHROOM

Three quarters tiled and fitted with a panelled bath with 'Gainsborough' shower over and shower curtain; wash hand basin with vanity unit; bidet; low level W.C.; UPVC double glazed window to the rear; night storage heater.

OUTSIDE

The cottage is approached via a long drive to one side of which is the chalet. To the front of the cottage there is an area of lawn bordered by trees and shrubs and a pathway to the front door. The rear garden is part paved and part gravelled with a rustic arch and a raised pond feature. The remainder of the garden is mostly wooded and enjoys a good degree of privacy and seclusion.

CHALET

22' 4" x 11' 0" (6.81m x 3.35m)

The chalet is mainly open plan and the living/sleeping area has three wall light points; French doors leading out to the garden and there are two sets of triple casement windows to the side. The kitchen area has a single drainer stainless steel sink and a range of cupboards and a roll top work surface. The shower room has a corner shower cubicle housing a 'Redring Plus' shower and sliding glass doors. There is a low level WC and a wash hand basin, window to the side.

SERVICES

Mains electricity and water. Drainage via septic tank.

COUNCIL TAX BAND

Currently Band 'C'.

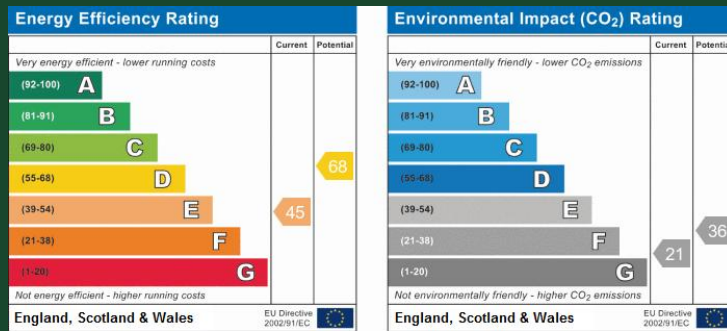
DIRECTIONS

From Tavistock take the A390 Callington road and continue through the village of Gunnislake, proceed up the hill and take the turning on the left immediately before Gunnislake train station into Well Park road. After approximately 200 yards turn right under the railway bridge where the entrance to the cottage will be found ahead.

VIEWINGS

By appointment through Salisburys on
01822 611122 - 1 West Street, Tavistock, Devon, PL19 8AD
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