



mansbridgebalment

GUNNISLAKE OIEO £315,000



# ROSEMOUNT

Under Road, Gunnislake, PL18 9JL

An extended and characterful cottage situated close to the centre of this popular Cornish village and boasting a wealth of period features and stunning countryside views.

Three Bedrooms

Impressive Open Plan Dining Room/Conservatory

Sitting Room with Open Fire

Driveway Parking and Detached Garage

Front and Rear Enclosed and Low Maintenance Gardens



**OEIO £315,000**



**Bedford Court  
14 Plymouth Road  
Tavistock  
PL19 8AY**

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### SITUATION AND DESCRIPTION

An extended and beautifully presented three-bedroom character cottage enjoying far reaching countryside views with enclosed low maintenance front and rear gardens, driveway parking and detached garage conveniently situated close to the centre of this popular Cornish village in the Tamar Valley, a designated Area of Outstanding Natural Beauty and within easy reach of the amenities and good transport links.

This charming home has been refurbished and much improved over recent years whilst retaining a wealth of period and interesting features and is a real credit to the current owners.

You enter the cottage via the light and airy conservatory which enjoys the lovely outlook towards Chimney Rock and continues open plan into a generous triple aspect dining room overlooking the rear garden together creating a truly impressive quadruple aspect reception area with exposed wooden flooring and doors leading out onto the gardens. Access from here to the good-sized sitting room with the continuation of the exposed wooden flooring and having a feature stone open fireplace with cast iron multi fuel burning stove and exposed beams. Granite steps lead to the characterful kitchen/breakfast room fitted with a bespoke wooden kitchen and a feature stone fireplace currently housing the range cooker. This room has quarry tiled flooring and exposed beams off of which is a useful utility room with space for automatic washing machine. The ground floor is concluded with the dual aspect bedroom 3/study with ensuite W.C.

On the first floor are two generous double bedrooms both enjoying the views, one with superb, vaulted ceiling with exposed beams and 'A' frames and a fireplace with exposed stone walling. There is a useful airing cupboard off the landing and the accommodation is completed with a superbly refitted family bathroom with period style four-piece white suite including a claw foot roll top bath and separate shower cubicle with both fixed and flexible heads.

Outside there is a tarmac driveway providing off road parking for 2 vehicles and leads to the detached garage which has power and lighting and currently used as a workshop. The front garden enjoys the far-reaching Tamar Valley views and is completely enclosed by wooden fencing and gravelled for low maintenance.

The rear garden is again completely enclosed and gravelled for low maintenance borders by raised beds and to one side is a wooden decked area providing an ideal space for outside dining and enjoying the sunshine.

Access from here is an outbuilding located behind the garage used for storage and a wood store.

### ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:





**ENTRANCE PORCH**

**CONSERVATORY**

19' 11" x 15' 11" maximum (6.07m x 4.85m)

**LIVING ROOM**

22' 0" x 10' 10" (6.71m x 3.3m)

**KITCHEN**

11' 2" x 10' 0" (3.4m x 3.05m)

**CLOAKROOM**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

14' 1" x 11' 3" (4.29m x 3.43m)

**BEDROOM TWO**

13' 4" x 10' 10" (4.06m x 3.3m)

**BATHROOM**





#### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

#### OUTGOINGS

We understand this property is in band 'D' for Council Tax purposes.

#### VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

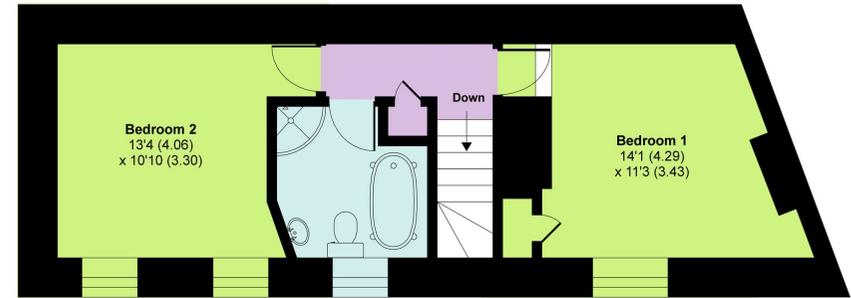
#### DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Pass over the River Tamar at Newbridge and continue up the hill to the village of Gunnislake. Pass through the first set of traffic lights and turn immediately left onto Under Road where the property will be found shortly on the right-hand side.

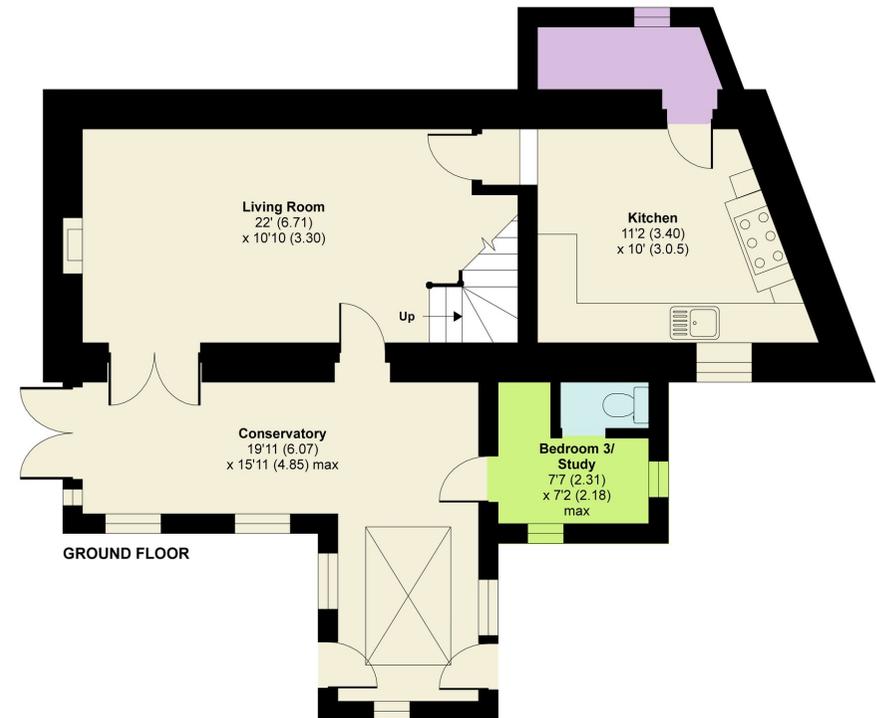


# Rosemount, Under Road, Gunnislake, PL18

Approximate Area = 1149 sq ft / 106.7 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

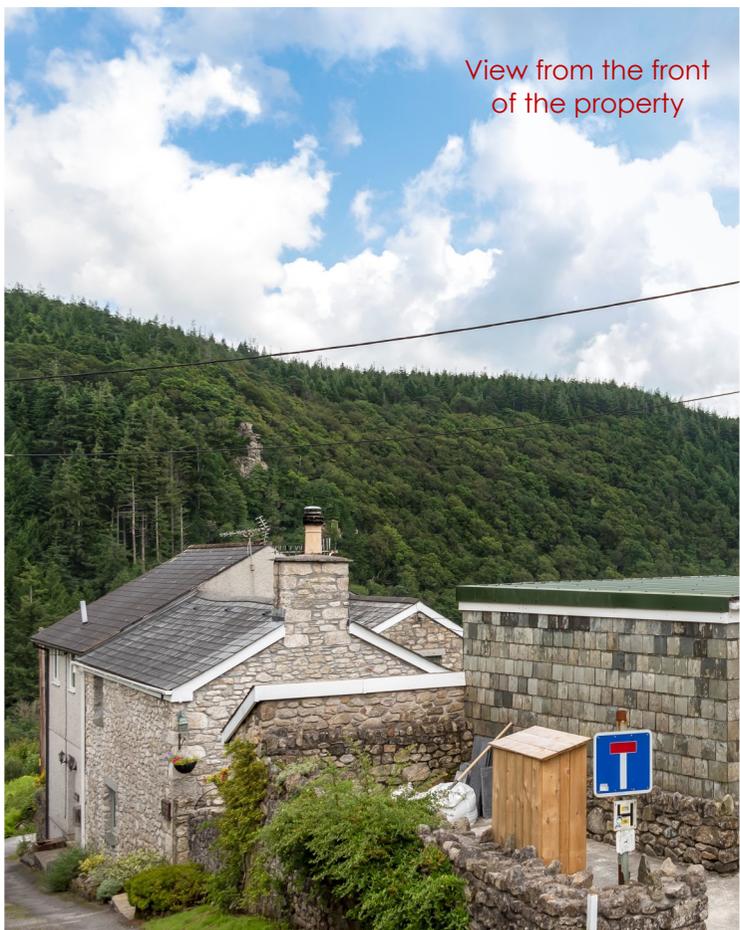


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Mansbridge Balment. REF: 746906

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View from the front  
of the property



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\* PL19, PL20, EX20