



Gunn Cottage





# Gunn Cottage

Pelynt, Looe, Cornwall, PL13 2NP

Pelynt 1.7 miles - Looe 5.7 miles - Plymouth 20.6 miles

**CASH BUYERS ONLY.** An impeccably presented and completely refurbished detached cottage with an unconverted stone barn, situated in an idyllic rural setting.

- Detached Cottage
- Just Under an Acre in All
- 2/3 Bedrooms
- Sitting Room
- Tenure: Freehold
- Unconverted Stone Barn
- Idyllic Rural Setting
- Kitchen / Breakfast Room
- Off Road Parking
- Council Tax Band: TBC

## Guide Price £475,000

### SITUATION

The property is set in a private position in the hamlet of Muchlarnick, which is located less than 2 miles from the self contained village of Pelynt, with its post office / general store catering for day to day needs, public house and primary school. The picturesque south Cornish fishing village of Looe is some 3 miles distant, with its beautiful harbour and picturesque shops providing an attraction to tourists throughout the year. In addition there are doctors, dentists and veterinary surgeries and places of worship. A more comprehensive range of shopping facilities can be found at the market town of Liskeard some 10 miles to the north, which has a leisure centre, supermarkets and mainline railway station serving London Paddington (via Plymouth). The city port of Plymouth is some 20 miles distant with a superb range of shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain.

### DESCRIPTION

A rare opportunity to acquire a most impressive 2/3 bedroom detached stone cottage with double glazed windows, nestled within just under an acre of beautiful grounds with the addition of an impressive detached stone barn.

### ACCOMMODATION

The front door opens into a spacious sitting room which enjoys views over the garden and benefits from a beamed ceiling and an impressive stone fireplace and clome oven now housing a recently installed wood burning stove.





A door and step lead into the kitchen/breakfast room with a striking double height ceiling with a mezzanine above. The kitchen comprises a built-in cooker with an electric hob and extractor hood over, space for appliances, sink with a drainer, an aspect to the rear of the property and stairs leading up to the mezzanine landing and first floor with useful under stairs storage below. The ground floor is completed by a dining room/bedroom 3 with a lovely aspect over the garden.

The first floor offers, two double bedrooms, both with lovely views over the grounds and a shower room with a shower, WC, wash hand basin and a heated towel rail.

**OUTSIDE**

The outside is a key feature of the property with the substantial grounds predominantly laid to lawn and gently sloping away from the property. The immediate garden gives a sense of space around the main house and showcases the the enviable position the property occupies. The garden offers a range of mature shrubs, trees, range of raised beds and a lovely patio with a tasteful border made from former railway sleepers.

At the far end of the garden a gate leads into an orchard area which is again laid to lawn with a range of mature trees with an array of shrubs.

To the side of the property there is a general gravel parking area providing off road parking for numerous vehicles with a secondary entrance and further parking on the other side of the property.

A large stone unconverted outbuilding provides useful storage and scope for multiple uses (subject to the necessary consents).

In all the property extends to just under an acre.

**AGENTS NOTE**

The current owners have carried out a full refurbishment of the property and the property hasn't yet been allocated a council tax band following this, therefore the Council Tax Band is still to be confirmed. Further improvements such as floorings have also been laid since the photographs were taken in 2024. For further information on the points above, please contact Stags Launceston office.

**SERVICES**

Mains electricity. Private drainage via septic tank and private water via a borehole. New electric wall heaters. Broadband availability: Ultrafast and Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

**VIEWINGS**

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

**DIRECTIONS**

Please do not use Sat Nav to find the property, directions are as follow, or alternatively please use what3words: [:///flicks.highbrow.skippers](#)

From Pelynt head in a northerly direction and as you leave the village, take the right hand turning towards Muchlarnick. Continue for approximately 1.2 miles, you will see the road bend around to the right, follow the road to the right and after approximately 200ft you will see a drive on your right. Continue along the drive and the property is the first on your left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92 plus) A                                 |  |                         | 77                                                                                  |
| (81-91) B                                   |  |                         |                                                                                     |
| (69-80) C                                   |  |                         |                                                                                     |
| (55-68) D                                   |  |                         |                                                                                     |
| (39-54) E                                   |  |                         |                                                                                     |
| (21-38) F                                   |  | 31                      |                                                                                     |
| (1-20) G                                    |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

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