



The Old Watermill







The Old Watermill

Latchley, Cornwall, PL18 9AX

Train Station, Fuel Station/Mini-supermarket 2.5 miles • Calstock (Public Slipway, Boatyard) 4.2 miles
• Callington 4.5 miles • Tavistock 6.5 miles • Dartmoor National Park 7.5 miles • Plymouth 19 miles

A wonderful family home of 6.47 acres, comprising a unique, 3-bedroom converted water mill, stream-bordered gardens, paddocks, native woodland and a substantial steel-framed barn, in a quiet and private village setting.

- Unique Converted/Restored Watermill
- Opportunity to Extend and/or Remodel
- Gardens and 1.72-acre Field
- Substantial, 43'x43' Steel-framed Barn
- Freehold
- Bright and Impressive Interior
- Wonderful Varied Grounds of 6.47 Acres
- Woodland, Stream and Orchard
- Quiet and Private Village Setting
- Council Tax Band: E

Guide Price £699,950

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SITUATION

Set amongst the verdant surroundings of the Tamar Valley National Landscape (formerly AONB), this appealing home is set at the end of a private drive, enjoying considerable peace and shelter. The unspoilt village of Latchley enjoys a vibrant community environment and benefits from an absence of through traffic, as well as access to the river Tamar itself and many beautiful woodland walks and trails nearby. The village benefits from amenities and facilities within a few miles, including at the nearby town of Callington, to which the local school bus runs via Latchley.

Nearby Gunnislake (2 miles) offers a full range of day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 35-minute journey). Tavistock, to the east, is a thriving market town on the edge of Dartmoor National Park, offering a superb range of shopping, recreational and educational facilities.

DESCRIPTION

Offering a wonderful, outdoors-oriented lifestyle, this unique property has been a cherished home to our clients for over 27 years, during which time they have happily brought up a family within the site's safe and tranquil setting. Of some historical interest, it is understood that the property originally housed a 17th-century water mill, which was then subject to restoration and extension during the mid-1990s and early 2000s to create the one-of-a-kind character home that exists today. Further opportunities to extend or reconfigure the accommodation may exist, subject to any necessary consents. Setting this property apart are its extensive grounds, 6.47 acres in all, which comprise stream-bordered gardens, a small orchard, a chicken run, paddocks, a 43'x43' steel-framed barn with potential for various uses (STP), and a considerable area of private woodland offering a remarkable opportunity for those wishing to keep livestock or grow produce, raise a family in the great outdoors or simply live the good life.

ACCOMMODATION

The layout of the house is arranged in a split-level fashion, and there is warmth, comfort and character throughout, including exposed stonework, A-frames and structural timbers, and timber and slate flooring. A side entrance porch leads into an enormous, triple-aspect statement reception room centred around a stone fireplace housing a log burning stove, with patio doors to the garden.





Across the house is a separate, dual-aspect dining room containing an electric Aga set into an attractive brick and stone fireplace. Beyond the dining room is the kitchen, which is equipped with an excellent range of tasteful cupboards and cabinets, with integrated appliances including a Bosch electric hob, dishwasher and full-height fridge-freezer, plus a Zanussi oven and grill. On the first floor are three bedrooms, of which two are good-sized doubles, and one is served by a fully tiled en-suite shower room, and a traditional 3-piece family bathroom.

OUTSIDE

Directly outside the living room is a paved patio and attractive lawned gardens with mature acers, a beautiful crab apple tree and a pretty stream border, creating a wonderful sense of tranquillity. Opposite the house is a small orchard with seven mature Tamar Valley apple trees and a pear tree, together with a further enclosed garden, formerly a chicken run, containing a blockwork workshop and chicken coop. Surrounding these areas is a 1.72-acre field, ideal for horses or other domestic livestock. Beyond lies a sizeable area of private mixed native woodland, awash with colour in spring and perfect for active families or pets. Behind the house stands a substantial steel-framed general-purpose barn, previously used for stabling, with potential for loose boxes, tack and hay stores, plus extensive space for vehicle or machinery storage, garaging or a workshop.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Spring water to the barn and a standpipe to the paddock. Superfast broadband is available. There are no mobile voice/data services available internally, although externally there is service through all four of the major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

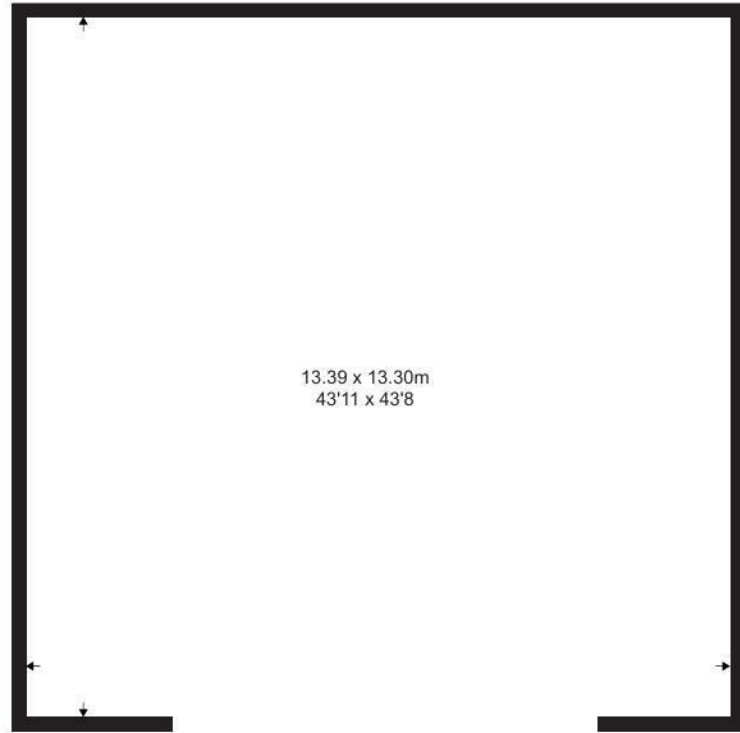
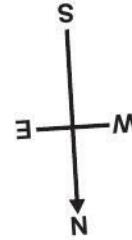
AGENT'S NOTES

1. The Environment Agency flood risk checker shows a Very Low risk of flooding. The property is not known to have flooded in our clients' 27 years in the village.
2. The Tamar Valley is well-known for its history of metalliferous mining. As shown on our location plan, a disused former shaft exists in the scrubland to the southeast of the site. There are no known workings or features affecting, or close to, the dwelling itself. Our clients are in possession of a mining search from the time of their purchase. Please contact Stags for details.

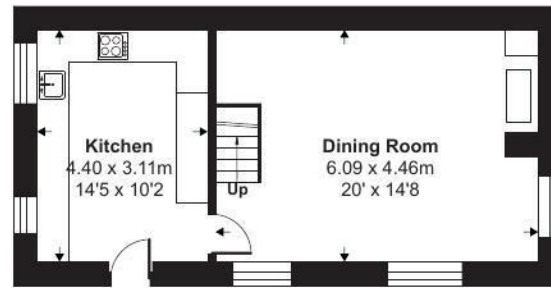
VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The What3words reference is [///scale.length.committee](https://www.what3words.com/#!/en/@@@scale.length.committee). For detailed directions, please contact the office.

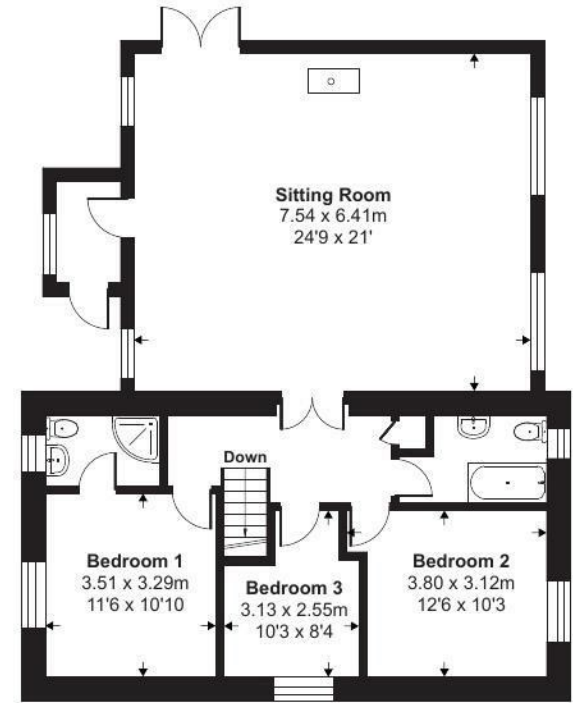
Approximate Area = 1550 sq ft / 143.9 sq m
 Outbuilding = 1917 sq ft / 178 sq m
 Total = 3467 sq ft / 321.9 sq m
 For identification only - Not to scale



Outbuilding



Lower Ground Floor



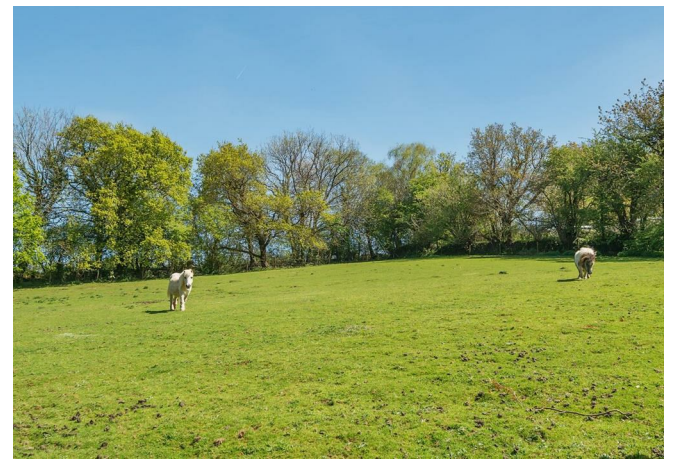
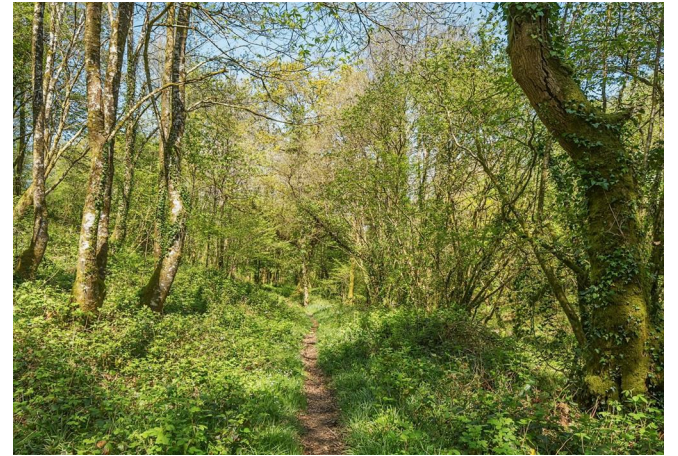
Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1284896



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			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





STAGS