



3 Morwellham Cottages Spacious 4 Bed. Period Cottage in Area of Outstanding Natural Beauty

O.I.E.O £550,000

 4 Bedrooms

 3 Bathrooms

 2 Reception Rooms

 EPC Rating: TBC

MILLER TOWN & COUNTRY
exp UK



- » Spacious Period, Modernised Cottage
- » Large Front & Rear Gardens
- » Parking for Numerous Vehicles
- » Detached Studio/Home Office
- » Bio Mass Boiler
- » Photovoltaics

The Property

This impressive and deceptively spacious property has been thoughtfully and sympathetically modernised and updated to provide a lovely home with large farmhouse style kitchen/diner, sitting room and a separate spacious living room. There is also a separate ground floor shower room/ WC. On the first floor are four generously proportioned bedrooms, one with en-suite facilities and a further family bathroom.



Off the landing is a large store cupboard which is believed to be the original bathroom and this could easily be created into a second en-suite bathroom if required. The property offers a wealth of charm and character with granite window reveals, woodburning stove and large kitchen/ breakfast room. All the rooms are light and airy and have wonderful views over the beautifully landscaped gardens and to the surrounding countryside.



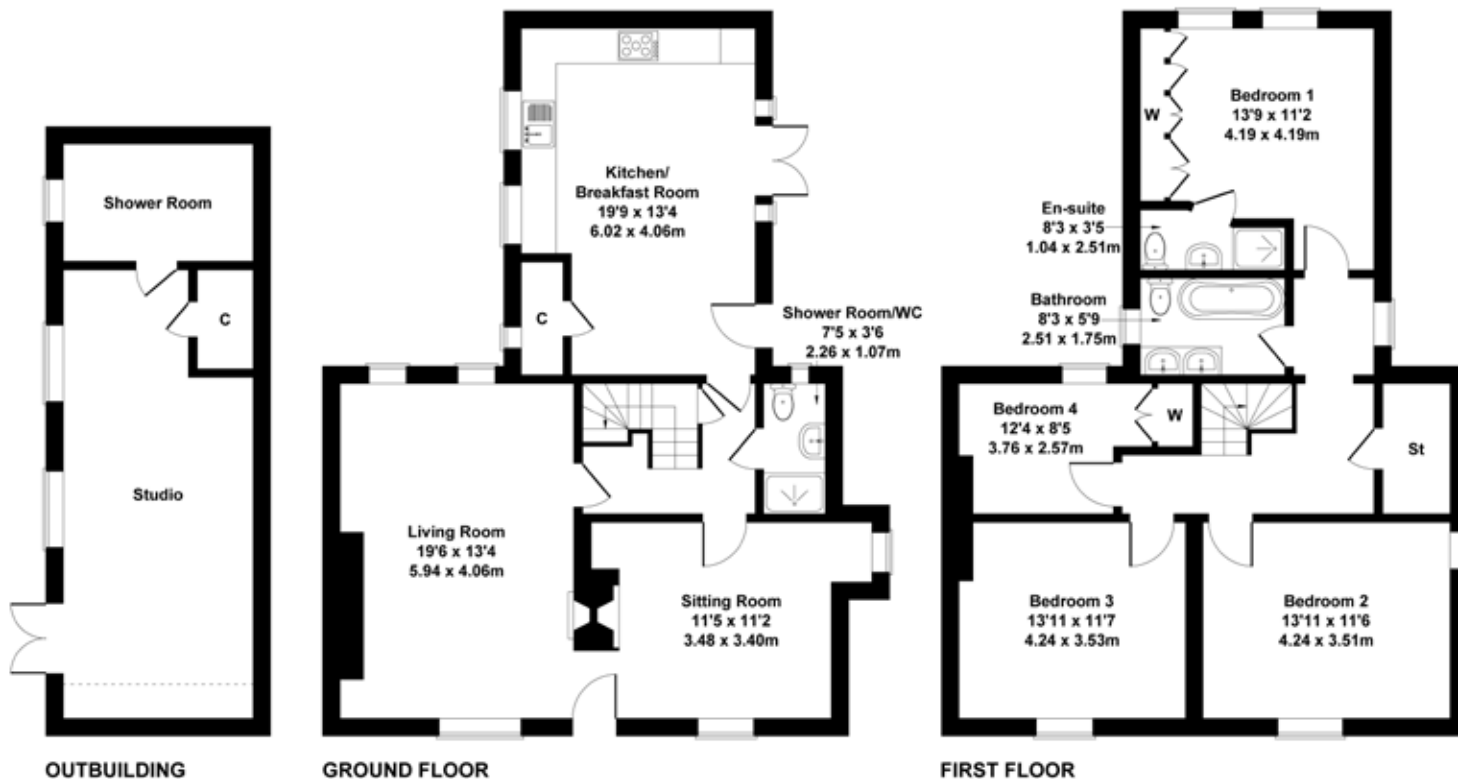
Location

Morwellham Quay is a historic quay, linked to Tavistock by canal then onwards to the River Tamar to Plymouth and beyond. Morwellham Quay itself is open to the public, showcasing its history. There is also a pub and store/cafe. The nearby village of Bere Alston boasts an excellent range of amenities including doctors surgery, pharmacy, primary school, convenience stores as well as a bakery, post office and butchers. The nearby town of Tavistock has a wider range of amenities, as well as secondary schooling and the established public school of Mount Kelly. The nearby maritime city of Plymouth is easily accessible by car or rail with stations at Gunnislake and Bere Alston.



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Approximate Gross Internal Area
1614 sq ft - 150 sq m
(Excluding Outbuilding)



Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Storm Porch 3'1" x 3'1"

Hallway 9'7" x 7'8"

Sitting Room 11'5" x 11'2"

Living Room 13'4" x 19'6"

Shower room/WC 3'6" x 7'5"

Kitchen/Breakfast Room 13'4" x 19'9"

First Floor

First Floor Landing 13'5" x 15'6"

Bedroom 1 11'2" x 13'9"

En-suite 8'3" x 3'5"

Bedroom 2 13'11" x 11'6"

Bedroom 3 13'11" x 11'7"

Bedroom 4 12'4" x 8'5"

Bathroom 8'3" x 5'9"

Services: Mains water, electric, private shared drainage (Currently costing £30 per month). Biomass boiler. Broadband and telephone connected.

Council Tax Band: D

Tenure: Freehold





Outside

The property is approached from the rear by a private road which leads to a large parking area for numerous vehicles. A gate leads into a large side courtyard styled garden with covered verandah and patio which leads around to a large south facing front garden with feature ornamental pond, and large lawn gardens with planted beds and borders. The rear of the property also benefits from a double car port. There is a block built detached studio which would make an ideal home office. This consists of a large open plan room with kitchenette at one end and a shower room/WC off. Beyond this is a further large garden with shed, greenhouse, productive vegetable garden and large lawn.





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