



GUNNISLAKE

O.I.E.O. £430,000

Beautifully Presented 4 Bedroom detached House

 4 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: C (70)

  
MILLER  
TOWN & COUNTRY





- » Spacious Four Bedroom Home
- » Easily Manageable Gardens
- » Garage & Parking
- » Double Glazed
- » Far Reaching Views to Rear
- » Quiet Location Off Private Drive

## The Property

This wonderful property offers surprising spacious accommodation and ideally needs to be viewed to be fully appreciated. One enters a good size reception hall, off which is a large living room and beyond a further garden room with access to the private decked terrace ideal for relaxing, dining or entertaining outside in the best of the Spring & Summer months. There is a large modern kitchen/dining room with a wide range of fitted units and appliances, with a separate utility room and separate dining room. There is a ground floor cloak room and a further Study/home office, that could easily provide a playroom or fifth bedroom if required.



On the first floor is a pleasant landing and four good size bedrooms, the principal bedroom having it's own walk in wardrobe and en-suite facilities and there is also a further bathroom. Three of the bedrooms all have far reaching views over the Tamar valley towards Dartmoor National Park.



## Accommodation

There is a good deal to see in this property and certainly one to be viewed as the rooms are all well proportioned, light and airy. There is certainly a good degree of versatility with the accommodation, which offers the potential for four to five bedrooms and the generous living space offers more than the average property within this price range. There is a large living room, garden room, study, large modern kitchen and utility room along with a cloakroom/WC to the ground floor. On the first floor there are four bedrooms and a family bathroom as well as an en-suite to the principal bedroom. There are quality Maple floors throughout the hall and Kitchen.



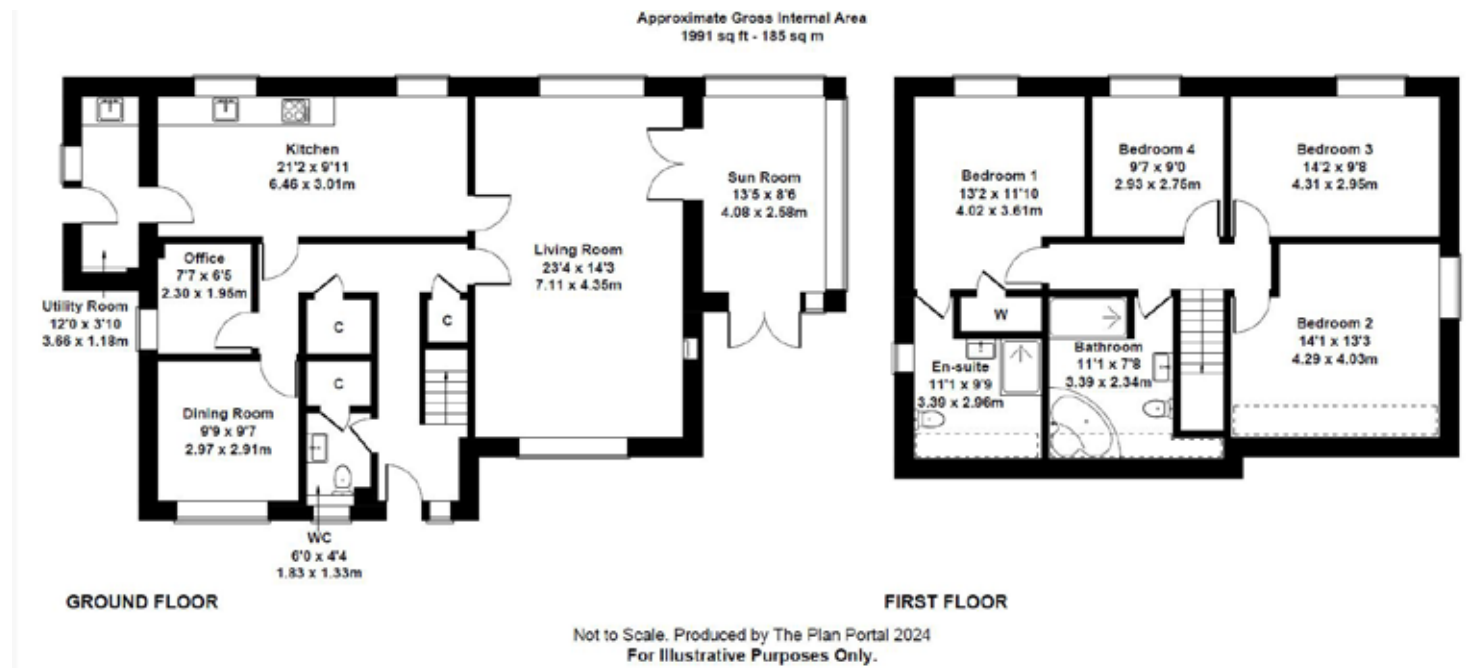
**Services:** Mains electricity, gas and water. Shared private drainage. Fibre broadband has recently been installed in the locality.

**Council Tax Band:** D

**Tenure:** Freehold

## Location

The Village is well placed on the Cornwall/Devon border with a wide range of local amenities including, shops, post office, pubs and restaurants, primary school and doctors surgery as well as a rail link to Plymouth. The nearby towns of Tavistock and Callington both offer a wider range of local amenities and good primary and secondary schooling. The maritime city of Plymouth is easily accessible by car, bus or rail. There are stunning walks around the Tamar valley, Cotehele and Kitt hill being just two and St Mellion Golf and leisure club is a short drive away.



## Ground Floor

Reception Hall 14'3" x 17'10"

Kitchen 21'1" x 9'8"

Living Room 14'2" x 23'2"

Garden Room 8'9" x 14'5"

Utility 3'10" x 11'10"

Cloakroom 4'3" x 6'8"

Study 6'4" x 7'6"

Dining Room 9'9" x 9'4"

## First Floor

Bedroom 1 11'8" x 13'2"

En-Suite 9'8" x 7'8"

Bedroom 2 9'8" x 9'1"

Bedroom 3 14'2" x 9'8"

Bedroom 4 14'0" x 13'1"

Bathroom 7'7" x 11'1"

Garage 14'1" x 19'11"









## Outside

There is a gravelled area for parking to the front and side as well as a detached Garage with Power and Light and an electric roller shutter door and pedestrian door out to side. To the rear is a pleasant strip of garden with paved path and patio area and established shrubs, on the far side is a further generous courtyard styled garden that has been decked and is ideal for sunbathing, and for al fresco dining during the best of the Spring and Summer months.









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**VIEWING:**

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