





3 CHAWLEIGH CLOSE

Gunnislake, Cornwall, PL18 9DY

A spacious detached family home with stunning panoramic countryside views set on a good-sized plot with attractive landscaped gardens.

Versatile Accommodation

Four Double Bedrooms - Three Bathrooms

Two Dual Aspect Reception Rooms

Garage and Parking

Within this Popular Cornish Village with the Tamar Valley



GUIDE £350,000



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

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SITUATION AND DESCRIPTION

A spacious and well-presented four double bedroom, three bathroom detached family home with two generous dual aspect reception rooms situated in an elevated position with far reaching countryside views and set on a good-sized plot with landscaped front and rear gardens. The property has been improved in recent years by the current owners including the creation of two ensuite bathrooms and the installation of a new 'Worcester' combination boiler and is well situated in a cul de sac position close to amenities and good transport links within this popular Cornish village in the Tamar Valley, a designated area of outstanding natural beauty.

You enter via an obscure PVCu double glazed front door with matching panel alongside into a generous welcoming entrance hall with open tread staircase rising to the first floor. The kitchen enjoys the panoramic Tamar Valley views towards Devon and moorland in the distance and is fitted with a range of matching wall and base cabinets with built in range cooker. Located behind the kitchen is a useful utility room with tiled flooring and is fitted with wall and base cabinets with space and plumbing for an automatic washing machine. There is a cupboard housing a newly installed 'Worcester' gas fired combination boiler and a PVCu double glazed door opening to the rear garden. Access from here into the cloakroom which is fitted with a white suite. The spacious dual aspect sitting room again enjoys the stunning far-reaching views, with a pleasant outlook as well over the rear garden and French doors which open to the decking and attractive front gardens. The dual aspect dining room has exposed wooden flooring, PVCu double glazed door to rear garden and large window to front overlooking the gardens and panoramic views beyond. A secondary balustrade staircase from the dining room rises to provide independent access to the second bedroom suite.

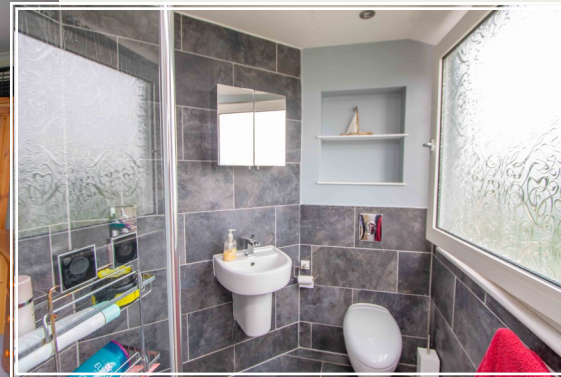
Upstairs there is a landing with access to the loft space, four double bedrooms and three bathrooms. The generous dual aspect master bedroom overlooks both the front and rear gardens and enjoys the panoramic countryside and moorland views towards Devon. This bedroom benefits from a newly created ensuite wet room which is mostly tiled and fitted with a modern white suite. The second bedroom suite can be independently accessed via the staircase from the dining room and once again enjoys the lovely outlook over the gardens and views beyond. This room also benefits from a newly created ensuite shower room which is part tiled and fitted with a white suite. There are two further double bedrooms, the third overlooking the garden to the rear and the fourth with a feature pitched roof with mezzanine area over and door to the rear garden. The accommodation is completed with a family bathroom, mostly tiled, and fitted with a modern white suite including a 'P' shaped shower bath.

Gunnislake is situated alongside the river Tamar with a good range of shops and primary schools, and public houses. There is an excellent playing field nearby and walks abound. Gunnislake is approximately 20 miles by road from Plymouth and 5 miles from both Callington and Tavistock. There is a regular train service to Plymouth city centre and good bus service to both Tavistock and Callington.

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.





GROUND FLOOR

ENTRANCE HALL

19'10" x 6'2" (6.05m x 1.88m)

SITTING ROOM

19'10" x 11'7" (6.05m x 3.53m)

DINING ROOM

16'3" x 10'6" (4.95m x 3.2m)

UTILITY ROOM

8'4" x 8'5" (2.54m x 2.57m)

WC

2'2" x 4'8" (0.66m x 1.42m)

KITCHEN

11'2" max x 10'6" (3.4m max x 3.2m)

FIRST FLOOR

LANDING

11'11" x 6' (3.63m x 1.83m)

MASTER BEDROOM

18'5" x 11'7" (5.61m x 3.53m)

ENSUITE WET ROOM

6'2" x 5'7" (1.88m x 1.7m)

BEDROOM TWO

12'7" x 8'7" (3.84m x 2.62m)

ENSUITE SHOWER ROOM

8' x 2'7" (2.44m x 0.79m)

BEDROOM FOUR

13'9" x 9'3" (4.2m x 2.82m)

BEDROOM THREE

11'11" x 8'6" (3.63m x 2.6m)

FAMILY BATHROOM

6'2" x 7'5" (1.88m x 2.26m)



OUTSIDE

The property stands in an elevated position on a good-sized plot with landscaped gardens to both the front and rear of the property.

A wooden pedestrian gate opens to a paved footpath with steps running through the front garden and leading to the main entrance and continuing alongside the property, providing access to all garden areas and entrances. The front garden is terraced providing three different areas. The first two sections are laid to level lawns which are enclosed by wooden fencing and located behind the garage is a useful wooden garden shed. The third level has an enclosed wooden decked area accessible via the sitting room providing a special space for outside dining and enjoying the garden and far-reaching views. The garden continues to the side of the property where there is a small patio area which can be accessed via the utility room. The rear garden enjoys a westerly aspect and is enclosed by wooden fencing and enjoys a good level of privacy. The garden is again terraced on two levels, both paved patios with raised beds borders and can be accessed via the dining room and bedroom four. The areas provide private and additional places from which to sit and enjoy the afternoon and evening sunshine.

GARAGE

16'4 x 8'1





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Plan produced using PlanUp.

SERVICES

All mains services are connected to the property.

OUTGOINGS

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

VIEWINGS

By appointment with MANSBRIDGE BALMENT ON 01822 612345.

DIRECTIONS

Leave Tavistock via the A390 heading towards Gunnislake. Pass over New Bridge and continue up the hill to the traffic lights. Pass through the traffic lights and continue up the hill through the main village and turn right onto Sand Hill Park and then immediately left onto Chawleigh Close where the property will be found on the right-hand side as indicated by our 'For Sale' sign.

EPC RATING 67 BAND D

BETTER *COVERAGE*, WIDER *CHOICE*
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



BEDFORD COURT · PLYMOUTH ROAD · TAVISTOCK · PL19 8AY
Tel: 01822 612345
E: tavistock@mansbridgebalment.co.uk



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*** PL19, PL20, EX20**