



STAGS

Kimberley



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Middle Dimson, Gunnislake, PL18 9NL

South Cornwall Coast 20 miles Tavistock 4.5 Miles Plymouth 19 miles

- 5 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Cinema Room
- Annexe Potential
- Contemporary Detached
- Views of the Tamar Valley
- Large Gardens

Guide price £475,000

SITUATION

Gunnislake lies on the steeply wooded banks of the River Tamar. It has village pubs and a small selection of shops, as well as a primary school and health centre. Notably the village sits at one end of the scenic Tamar Valley Railway - with regular services along the river-bank to Plymouth. The area is perfect for exploring Dartmoor, the south and north coast beaches and the attractions of Cornwall's far west. Close to hand, the Dartmoor town of Tavistock with its pannier market, pubs and restaurants is 4½ miles distant and the National Trust house at Cotehele is nearby as well as golf at St Mellion.

DESCRIPTION

This beautifully presented, bright and airy detached family home offers flexible and versatile accommodation. The property has been subject to considerable improvement by the current vendor and offers views across the beautiful Tamar Valley.

ACCOMMODATION

The accommodation is clearly identified on the floorplan overleaf and briefly comprises; entrance hall with stairs rising to the first floor and stairs descending to the ground floor. The first ground floor double bedroom has doors leading to the front garden and a further door leads to another bedroom or reception room. The Office/Study has views to front. Through the hallway a door



A beautifully presented, detached family home set in the picturesque valley of Gunnislake





leads to a further reception room currently being utilised as a home cinema, there is also a door for access to the rear garden. The shower room on the ground floor comprises; low level WC, wall mounted wash hand basin and electric shower cubicle.

Following the hallway, the utility room has wall and base units, rolled edge work surfaces over, single stainless steel sink unit and space and plumbing for washing machine and tumble dryer. A further bedroom or reception room is to the rear.

The first floor opens on to the dual aspect open plan kitchen and breakfast room with a comprehensive range of wall and base units, rolled edge work surfaces over, integrated gas hob with extractor over, built in double electric oven, one and half stainless steel sink unit with swan mixer tap. There is plumbing for a dishwasher and space for an American fridge freezer. Double doors from the breakfast area open out onto a decked seating area leading to an area laid to lawn. The breakfast area opens up into the sitting room with gas fire and double doors open onto a balcony with views over the valley and beyond.

Through the hallway is the wet room comprising; pedestal wash hand basin, close coupled WC and mains fed shower. The master bedroom benefits from built in wardrobes, views over the rear garden and en-suite comprising close coupled WC, pedestal wash hand basin and shower cubicle with electric shower. Two further bedrooms have built in wardrobes and UPVC sliding doors opening onto a balcony enjoying views over the valley and beyond.

OUTSIDE

The driveway gives access to a parking area for several vehicles. The front and rear gardens are a haven for wildlife and are laid to lawn with the boundaries set out by a range of Devon hedging and fencing. Various mature trees offer privacy.

SERVICES

Mains water, electricity, drainage and gas. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Tavistock take the A390 which will take you to Gunnislake, turn right at Chapel Street and right again towards Middle Dimson. Approximately 500 feet on your left the driveway to Kimberley can be found.



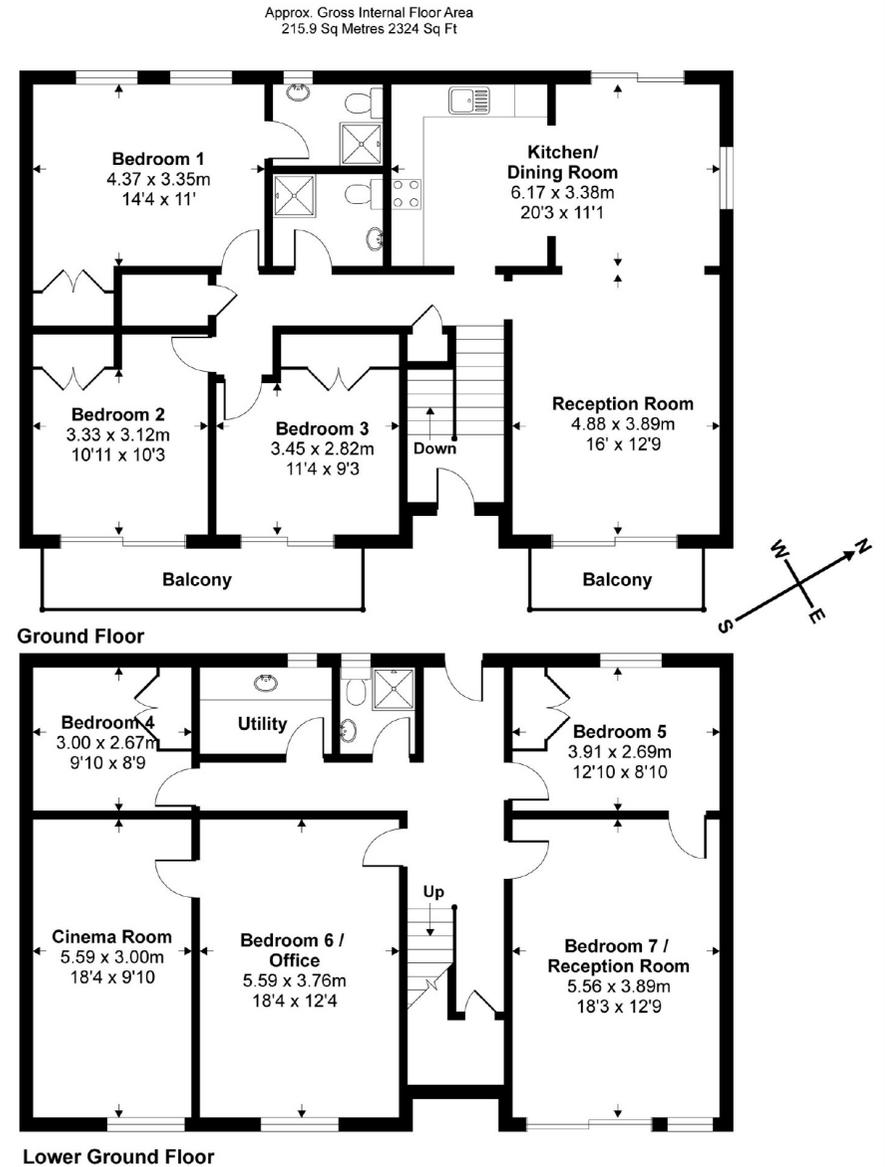


These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
250-400	A		
151-249	B		
101-150	C		
55-100	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs		49	61
England & Wales		EU Directive 2002/91/EC	



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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale