



Lark Hill Lodge - DUPLICATE



Callington 4.8 miles - Tavistock 5.8 miles -  
Plymouth 18.7 miles

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**A plot with approved permission for the construction of an architect designed detached home with panoramic countryside views**

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- Planning for 1 Executive 4 Bedroom Dwelling
- Close to Local Amenities
- Close to Good Road and Rail Links
- Far Reaching Countryside Views

**£150,000**

### **SITUATION**

The plot is located on Delaware Road just over a mile from the village of Gunnislake with its general store, doctor's surgery and facilities including a branch line connecting with the mainline railway station at Plymouth. Further facilities, a supermarket and amenities can be found in the town of Callington, some five miles away with schooling to A-level standard, doctors', dentist and veterinary surgeries. The historic moorland town of Tavistock is six miles to the east and offers similar facilities with the addition of its Pannier market and renowned Kelly College public school. The former market town of Launceston is fourteen miles to the north, giving access to the A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The city port of Plymouth lies within commuting distance twenty miles away. The city contains a deep water marina, mainline railway station serving London Paddington and cross channel ferry port giving access to Northern France and Spain.

### **DESCRIPTION**

A rare development opportunity, offering a plot with planning permission for an architect design dwelling, set within the Tamar Valley and benefiting from stunning far reaching rural views.

Planning permission was granted through Cornwall Council on planning application numbers:  
PA17/03361/PRAPP & PA19/09820

### **PROPOSED PLAN**

Lark Hill Lodge offers approximately 2852 sqft of accommodation and briefly comprises: 4 bedrooms (2 en suites) and a family bathroom to the ground floor with a kitchen, living area, laundry room, snug and study to the first floor taking full advantage of the views. Garden surround the property, double garage and parking.

### **SERVICES**

Purchasers will be required to satisfy themselves as to the availability of services and connection thereto. The property is sold subject to all local authority charges. We have been informed by the vendor that access to mains drainage is available on site. Mains water and electricity are available adjacent to the site.

### **VIEWING**

Strictly by appointment with the vendor's appointed agents, Stags.

### **DIRECTIONS**

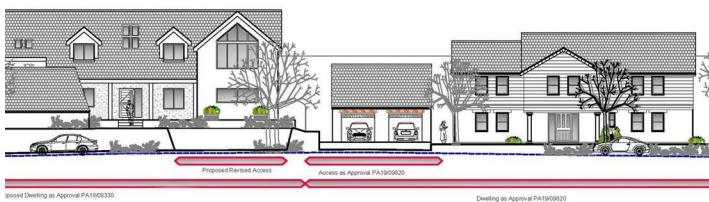
From Callington take the A390 towards Gunnislake passing the hamlet of St Ann's Chapel and Delaware Primary School. Turn left on to Delaware Road and after approximately half a mile, the plot will be found on your left-hand side identified with a Stags For Sale sign.

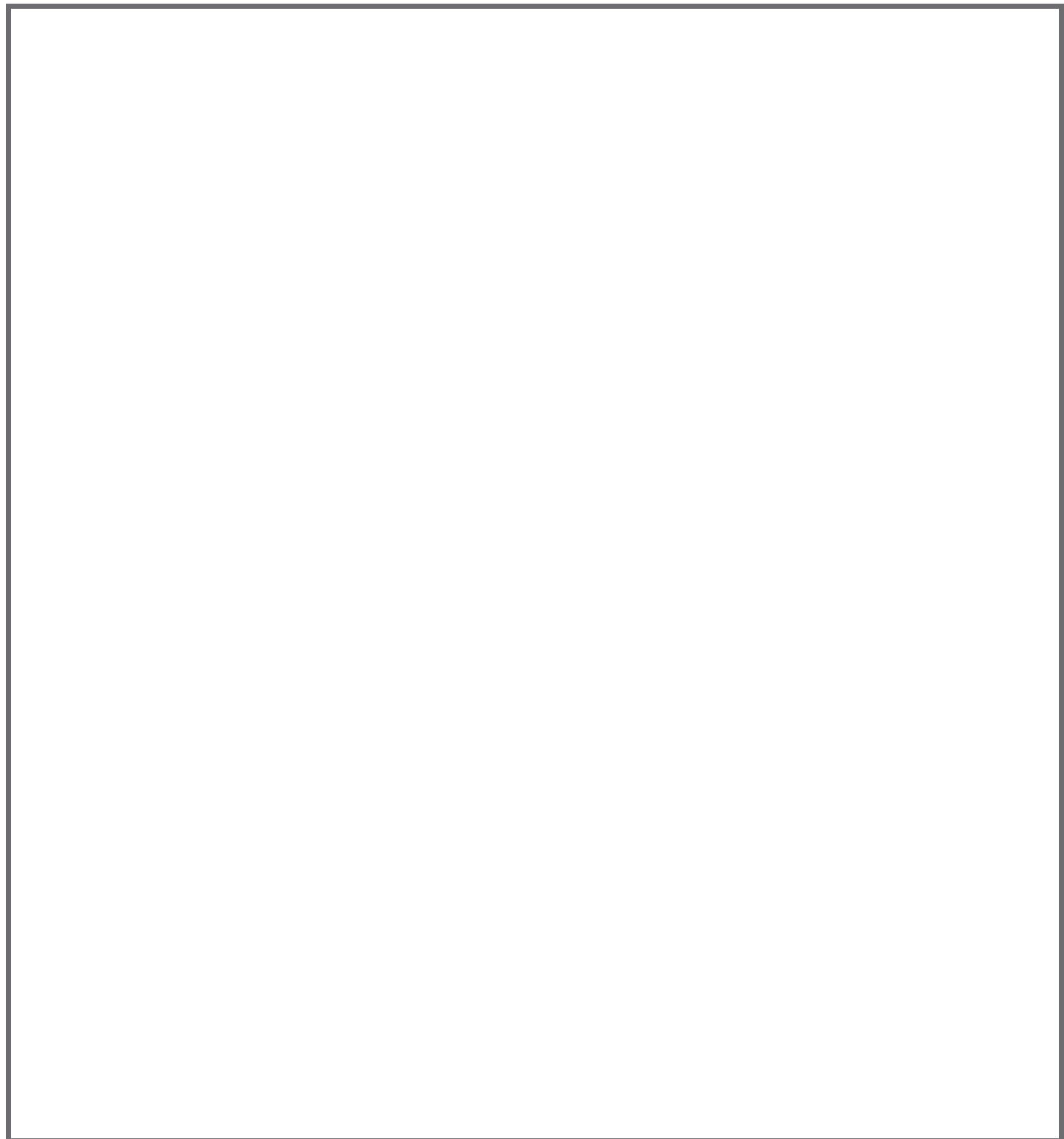
### **what3words.com**

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### **AGENTS NOTE**

Photographs taken in June 2021





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

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