



Peace and Quiet







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Bitthams, Gunnislake, Cornwall, PL18 9PD

Gunnislake Village 1.2 miles • Fuel Station/Mini-supermarket, Train Station 2 miles • Tavistock Town Centre 5.5 miles • Dartmoor National Park 6.5 miles • Plymouth (via A386 20 miles) • Exeter 45 miles

An exceptional home-and-income lifestyle opportunity comprising a character house, two lucrative, 5-star guest cottages and various outbuildings, all set amongst 33.6 acres of mesmerising, riverside parkland and woodland grounds.

- Enchanting Home/Income Lifestyle Opportunity
- Stylish and Comfortable Character Home
- 9.5 Acres of Parkland Gardens and Grounds
- A Range of Outbuildings and Two Hot Tubs
- Council Tax Band: F
- Breath-taking Wooded, Riverside Location
- Two Standout, Lucrative Turn-key Cottages
- Further 24 Acres of Heritage Woodland
- Within 2 Miles of Facilities and Train Station
- Freehold

Guide Price £1,850,000

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SITUATION

This captivating home is located in a truly enviable and unique wooded setting, in a breathtaking clearing alongside the river Tamar in the heart of the Tamar Valley National Landscape (formerly AONB). The property is sheltered and surrounded by the lush, verdant scenery of the valley itself, which forms part of a UNESCO World Heritage Site, enjoying total tranquillity and seclusion whilst being only two miles from local facilities, amenities and transport connections. Extensive opportunities for walking and exploring the region's incredible heritage are available from the doorstep.

The nearby villages of Gunnislake and Drakewalls collectively offer a full range of day-to-day amenities, including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a health centre, garages, public houses and a railway station providing a regular service into Plymouth city (a 35-minute journey). Tavistock, 6.5 miles to the east, is a thriving market town on the edge of Dartmoor National Park, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 20 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

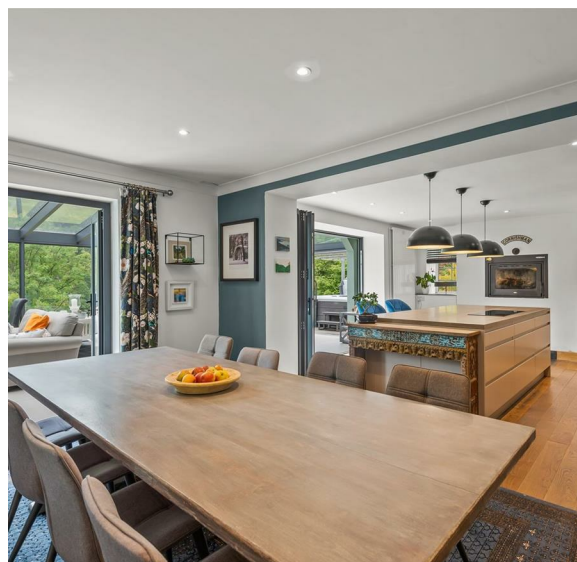
DESCRIPTION

This simply remarkable property represents a one-of-a-kind, home-and-income lifestyle opportunity, in a truly magical setting whose beauty, serenity and privacy would be very hard to rival. The principal 4-bedroom dwelling has been comprehensively modernised and improved by our client, and now offers some extremely comfortable, characterful and stylish accommodation which enjoys excellent natural light and takes full advantage of the breathtaking scenery. The house is accompanied by two luxuriously finished, 5-star guest cottages which have generated a genuinely lucrative income through holiday letting and set this property apart from others of its type.

Surrounding the house are 9.5 acres of wonderful parkland gardens and grounds connected by pathways and trails - perfect for those with an affinity for wildlife - around which are located a variety of valuable outbuildings, including an open double garage, sizeable workshop/machinery shed, 30'x10' polytunnel and a superb home office pod. Finally, there are an additional 24 acres of heritage woodland to complete the picture of this magnificent home.

THE HOUSE

Of 19th-century origins with more modern extensions, the house is finished to a very high standard, offering superb comfort and convenience. A pretty, colonial-style verandah leads inside, with the ground-floor accommodation then comprising: an entrance hall and under-stair study area; a warm and inviting snug sitting room; a marvellous kitchen/dining room; a hugely impressive, fully glazed and triple-aspect sunroom overlooking the river; a separate utility, and; a well-appointed cloakroom. Of particular note, the kitchen opens out to the sunroom through tri-fold doors and features a superb range of contemporary units with appliances including a CDA Induction Hob, Bloomberg Oven/Grill, Hoover Wifi Oven/Grill and an integrated Neff dishwasher. Additionally, within the utility are an AEG combination Oven/Grill/Microwave, Fisher and Paykel integrated coffee machine, Indesit integrated freezer and a tall, pullout larder unit. Across the first and second floors are four beautifully decorated and finished double bedrooms all enjoying fabulous views of the grounds, including a sizeable master suite served by a high-specification en-suite bathroom, and the standalone family bathroom.





GUEST COTTAGES

The two guest cottages have consent for holiday letting and have been successfully utilised to generate a genuinely significant income in recent years. Aptly named Peace and Quiet, the cottages are each finished in a tasteful country style and come complete with fully fitted kitchens with high-spec integrated appliances, underfloor heating, log burners, and extensive parking space. Peace additionally has its own hot tub. They both enjoy spectacular views of the river and are situated sufficiently far from the house to ensure privacy for owners and guests alike. The cottages will be sold turn-key, with all of their contents and fixtures included. Details of the income can be made available to interested parties following a viewing and we would strongly urge those interested in this element to contact us for further information.

GARDENS, GROUNDS AND OUTBUILDINGS

The immediate gardens and grounds extend to 9.5 acres, fronting the river for around 350 yards and offering a mix of landscaped terraces, seating areas and extensive, re-wilded meadow and grasslands. The grounds are a haven for local wildlife and offer myriad possibilities for gardeners, horticulturalists and active families alike. Directly outside of the sunroom is a hot tub, whilst adjacent to the house is a sizeable, open double garage of cavity construction which has potential to become an annexe for ancillary use subject to any necessary planning consents, plus a 39'x20' workshop/machinery store with power and lighting connected. Located in a wooded setting above the house is a detached home office pod or summerhouse, enjoying total privacy and incredible views. Also within the grounds are a large polycarbonate polytunnel and a stone tool shed.

Accessed directly at the rear of the house are some 24 additional acres of heritage woodland, all accessible via meandering pathways, adding to the property's diverse habitats and doubling the property's river frontage.

SERVICES

Mains electricity, spring-fed private water, oil-fired central and underfloor heating (electric underfloor heating to the cottages), private drainage via 2x sewage treatment plants. Air-source heat pump supplying one of the hot tubs. Standard ADSL broadband is available. Limited mobile voice/data services (outdoor only). Source: Ofcom's online service checker. Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is [///apricot.geek.parts](https://www.what3words.com/apricot.geek.parts). Viewers are strongly advised that the approach to the property is not suitable for wide or long-wheelbase vehicles. If in doubt, please contact Stags.
2. A permissive footpath runs through the woodland at a distance from the house, but no footpaths or tracks cross the property or domestic curtilage.
3. Fishing rights are not included with the property, but keen fishermen can apply for membership of the appropriate syndicate to fish from their own land.
4. The property has a "Very Low" flood risk (source: the Gov.uk online long-term flood risk check). Our clients have insurance that includes flooding.
5. The property is located in an area well-known for its historic metalliferous mining activity. No mine workings are known to exist in proximity to the house, but the woodland contains the remains of the disused Gunnislake Clitters mine, including various ruined structures and workings. There are the remains of a Grade II Listed engine house and chimney close to the riverside.
6. The cottages have a combined Rateable Value of £4,000 (Source: VOA Website, July 2024).

Trecoombe, Bitthams, Gunnislake, Cornwall, PL18 9PD

Approximate Gross Internal Floor Area = 243.4 sq m / 2621 sq ft

Peace Cottage Area = 44.9 sq m / 484 sq ft

Quiet Cottage Area = 48.5 sq m / 523 sq ft

Outbuilding Area = 72.4 sq m / 780 sq ft

Total Area = 409.5 sq m / 4408 sq ft

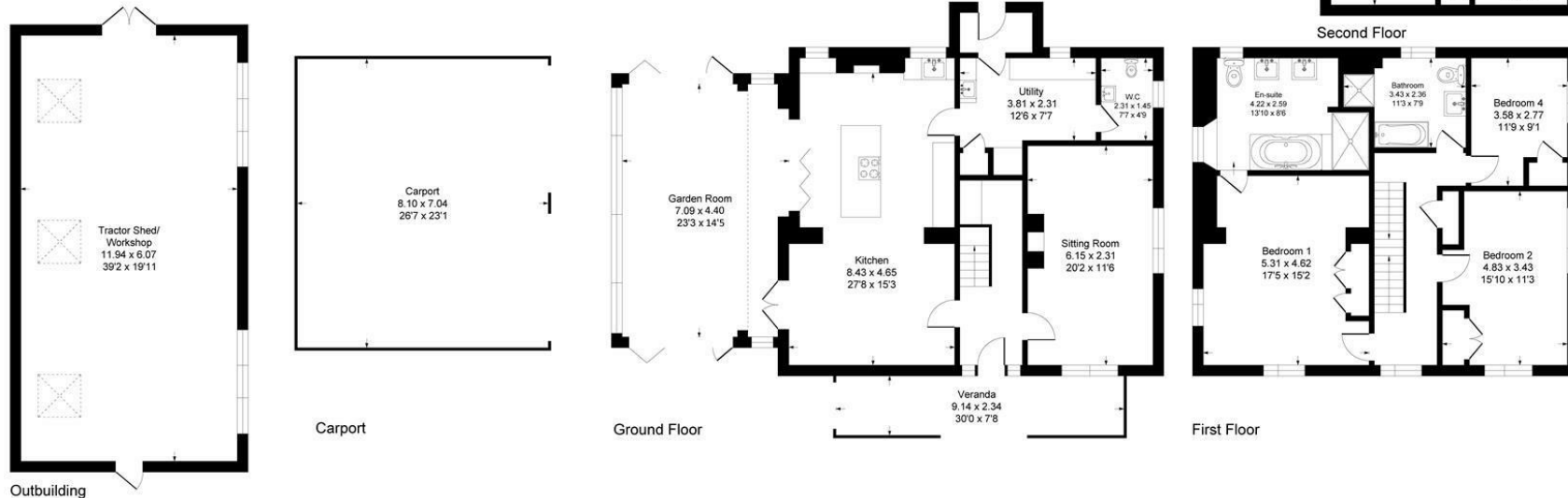


Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		62	73
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	