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Cherry Tree Farm
Bittams, Gunnislake, Cornwall PL18 9PD

£375,000



- **Tranquil cottage and land in Silvern Tamar Valley setting**
- **Character dwelling with two receptions, kitchen, three bedrooms and bathroom**
- **Oil fired central heating and Rayburn plus two wood burner stoves**
- **Double garage and studio plus 100' outbuilding with workshop, stable, etc.**
- **Very interesting neglected gardens and paddock, in all approximately 4.2 acres**
- **Rarely available property with early date for possession available**

Ref: CA0004780

SITUATION

The property occupies a tranquil rural setting in the wooded Tamar Valley with views across to Devon with the dwelling having a south easterly aspect. The property is set at the end of a no-through road and whilst there is a comparatively nearby dwelling only a section of chimney stack is visible. The property is some 6 miles from Callington in East Cornwall and Tavistock in West Devon, whilst the village of Gunnislake which is roughly 1.5 miles includes post office, primary school, health centre, branch line station with regular service to Plymouth, garage, mini-market, etc. The South Cornish coast at Looe is some 22 miles, the city of Plymouth some 20 miles and Launceston and the A30 some 17.5 miles.

DESCRIPTION

Cherry Tree Farm has been in the same ownership for some 40 years and is only being sold due to health reasons. Property in these settings are sought after and rarely come on the Market. Whilst the dwelling would benefit from some updating it has a special appeal both in its setting and character.

ACCOMMODATION

Approached from the front the dwelling comprises **Conservatory Entrance** with tiled floor and radiator having inner doors to the **Sitting Room** with open fireplace and slate hearth, fine open beamed ceiling, double glazed window and door to the dining room. The **Dining Room** is of good proportions having open stone fireplace with cloam oven and fitted wood burning stove, again a fine open beamed ceiling, double glazed windows, shelved recess and door to kitchen. The **Kitchen** has an oil fired Rayburn cooker/heater and supplies the domestic hot water. Pine kitchen cupboards and drawers, stainless steel sink, cooker space with electric point, two built-in cupboards with door to staircase off to one side, whilst the other end has door to **Side Porch/Utility** having provision for washing machine and drier with external vent. Cupboard containing the Worcester oil fired boiler and uPVC door to the side porch.

At the bottom of the stairs is a built-in double cupboard, obscure glazed side window with staircase ascending to a split level **Landing** with all first floor rooms leading off. The **Two Main Bedrooms** are at the front, one with built-in double wardrobe with the **Third Bedroom** being L-shaped at the rear with a dual aspect having views to the side and rear together with built-in wardrobe. **Bathroom** contains a white three piece suite with shower attachment and shower curtain to the bath and built-in airing cupboard with factory lagged copper cylinder having supplementary immersion heater. Hatch to the roof space from the bathroom and all first floor windows are double glazed.

OUTSIDE

From the council maintained road a wooded private drive leads up to a parking/turning area having to one side a **Detached Outbuilding**, part stone, part concrete block and CGI which provides garaging/storage, workshop, log store, etc being approximately **75' long x 20' (6.10m) deep** in the main part plus an adjoining higher level area approximately **30' x 15' (9.14m x 4.58m)**. From the parking area a concrete drive leads to the side of the dwelling, whilst on the lower side is a concrete block and CGI **Building** comprising double garage on the lower level, approximately **19' 4" x 20' 2" (5.93m x 6.17m)** maximum with electric connected and internal staircase to the first floor **Studio Room 19' 4" x 17' 4" (5.92m x 5.33m)** with window to the side, small store room and double doors opening onto the drive with the back door to the dwelling adjacent.

The property is literally surrounded by mature gardens and a backdrop of mature trees having an almost totally concealed and lower level lane below the boundary which leads to the neighbouring property which apart from a chimney stack is totally obscured. There is a front garden having the well to one side with access door and block built **Building** containing the filters for the private water supply. The main garden area is to the rear and set on three main levels comprising fruit cages, **Greenhouse** with three adjoining small block built **Buildings**, **CGI Shed** and an interesting higher level garden with stone retaining walls with various steps and pathways, two interesting garden areas and further fruit cage. Steps from this garden lead to a drive on the top side of the dwelling which leads from the entrance parking area and gives access to the **Land** on the higher side of the lane which is part grass, park overgrown paddock with many mature trees including Beech, Oak and Ash and the remains of some stone outbuildings. The whole site extends to approximately 4.2 acres.

NOTE: There is a right of way over the higher level track which passes through the property.

SERVICES

Mains electricity. Private water supply from well and private drainage. Telephone line to the property.

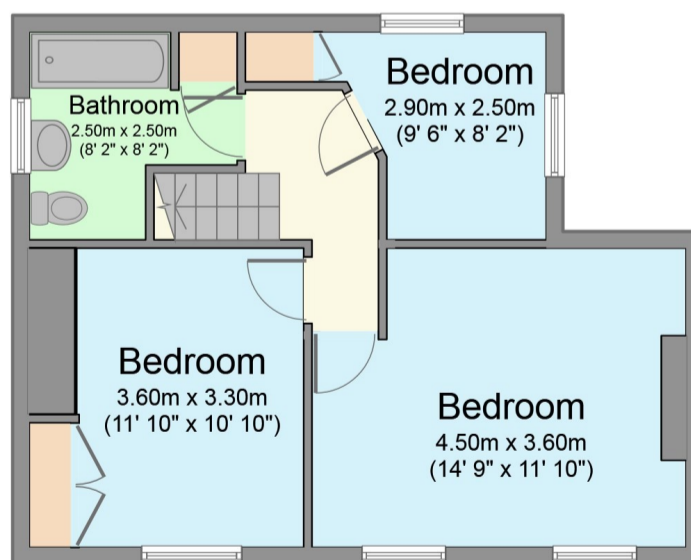
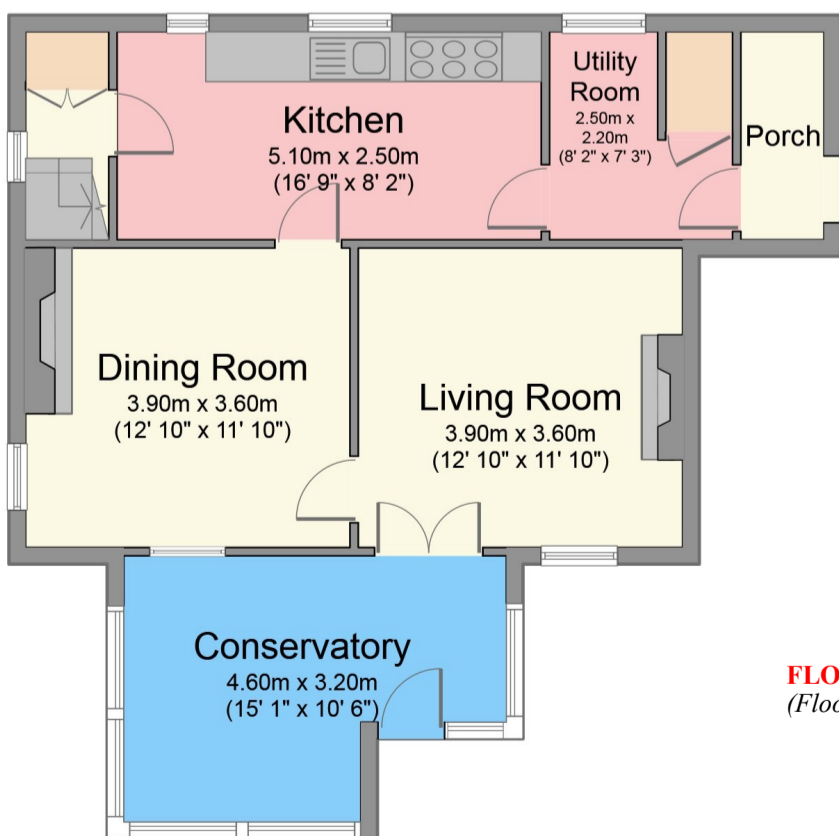
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TENURE Freehold

DIRECTIONS

From Callington proceed towards Gunnislake on the A390 road where Gunnislake is reached after approximately 4 miles. Proceed into the village and through the traffic lights taking the next left turn into Chapel Street. Continue to the top of the hill and proceed straight over the crossroads at Dimson. Continue for a few hundred yards and turn right into Bittams Lane, which is marked as a no-through road. Proceed to the end of the lane and bear left where after a short distance there are two entrances off to the right, the higher one leading to Cherry Tree Farm.



FLOOR PLAN

(Floor plan for identification purposes only, not to scale)



VIEWINGS Please ring **01579 384 321** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE **www.kivells.com**.

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