



ABODE
THE PROPERTY AGENTS

Lower Dimson
Cornwall

www.abodewestcountry.co.uk

Lower Dimson, Cornwall

Guide Price £275,000

Freehold

A pretty cottage with lots of character set in an elevated location with far reaching views over the Tamar Valley from the paved terrace at the rear. The vendor has taken a great deal of time and effort to present a lovely cottage, taking advantage of the space, with a great open plan kitchen/dining/family room at one side with living room which has a wood burner and patio doors that open onto the terrace. Upstairs are two double bedrooms and a good sized single plus family bathroom. There is gas fired heating. Outside is a garage, which is unusual for a property of this age, as well as off road parking for two to three cars. Gardens are well stocked and enclosed and there are lawns as well as a greenhouse and summerhouse.

Video / Virtual Tour Available on You Tube

<https://tinyurl.com/zkywyuh>

- Pretty Cottage
- Spacious Accommodation
- Garage and Parking
- Gas Fired Heating
- Wood Burner
- Gardens and Terrace
- Greenhouse and Summerhouse
- Terraced Lawns





Open Porch

Window to side. Tiled floor. Light. Door to:

Hall

Understairs cupboard. Tiled floor.

Cloakroom

Low level WC. Pedestal wash hand basin. Extractor fan. Tiled floor.

Living Room

16' 2" x 9' 2" (4.92m x 2.79m) (main area)

Step with glazed doors leading to terrace. Feature woodburner in alcove with slate hearth and granite lintel over. Further alcoves.

Kitchen / Dining / Family Room

20' 4" x 14' 10" (6.19m x 4.52m)

Double aspect with two windows and patio doors to courtyard. Feature deep fireplace with wood lintel, shelf and hearth. Alcoves with cupboards to each side. Tiled floor. Cupboard with 'Baxi' wall mounted boiler. Cupboard housing meters.

The kitchen area is fitted with cream coloured Shaker style wall and base units. Wood work surfaces. Enamel sink unit with mixer taps over. Tiled splashbacks. Space for washing machine and fridge/freezer. 'Stoves' cooker to remain. Inset ceiling lights. Tiled floor.

First Floor Landing

Window to side with deep sill. Access to two separate loft areas.

Bedroom 1

16' 3" x 9' 4" (4.95m x 2.84m)

Three windows with deep sills, with far reaching views over the valley.

Bedroom 3

15' 2" x 5' 8" (4.62m x 1.73m)

Window to side.

Bathroom

Window to side. Panelled bath with mixer/shower attachment over. Separate shower. Pedestal wash hand basin. Low level WC. Tiled floor. Ladder radiator.

Bedroom 2

15' 1" x 11' 7" (4.59m x 3.53m) (to chimney breast)

Window to side. Two deep alcoves.

Outside

Garage

17' 5" x 9' 11" (5.30m x 3.02m)

Metal up and over door to front. Power and light connected. At the rear of the garage, there is a door leading to:

Underfloor Area / Store Room

13' 2" x 9' 6" (4.01m x 2.89m) (limited head height)

Space for tumble dryer. General storage.

Parking

Parking for a further 2-3 cars can be found in the driveway, which is enclosed by double gates.

Gardens

To the front of the property there is a deep border with many shrubs and plants. The gardens are terraced with various lawn areas and steps between. Summerhouse. Paved patio. Greenhouse. The lower boundary is formed by a timber fence. From the Living Room, patio doors lead to a very pretty terraced area which is enclosed and from here, views over the valley can be enjoyed. The French doors from the Kitchen/Family Room lead to a courtyard with plants and a small pond.

Services

Mains electricity. Mains gas. Mains metered water. Mains drainage.

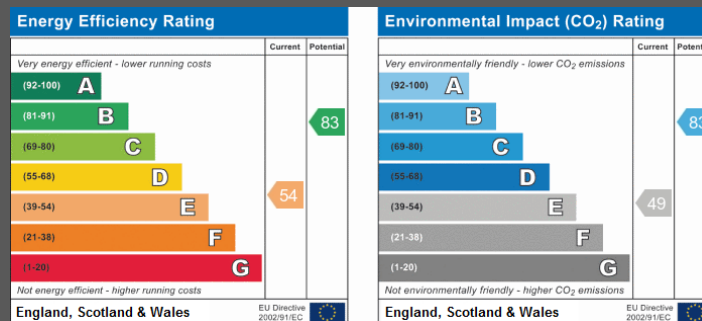
Council Tax Band

D

Floorplan



EPC



86/87 West Street

Tavistock

Devon

PL19 8AQ

t: 01822 618833

e: info@abodewestcountry.co.uk

w: www.abodewestcountry.co.uk



Abode wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Abode, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Abode has any authority to make or give any representation of warranty in relation to this property.