



Bond
Oxborough
Phillips

Changing Lifestyles

2 Glenside Cottage, Gunnislake, PL18 9JH



Asking Price - £325,000



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01822 600700

2 Glenside Cottage, Gunnislake, PL18 9JH



- Extended three-bedroom character cottage
- Stunning Tamar Valley views towards Chimney Rock
- Charming sitting room with multi-fuel burner
- Light and airy dining room with triple aspect
- Generous kitchen with large central island
- Three double bedrooms and well-appointed bathroom
- Useful basement utility room and separate WC
- Tiered gardens, sun terrace, double garage and workshop
- EPC - tbc



Extended three-bedroom cottage in the heart of the stunning Tamar Valley, enjoying far-reaching views across the wooded valley towards the iconic Chimney Rock. Offering more than first meets the eye, this beautifully presented home combines charm and character with generous living space, a double garage, workshop and delightful tiered gardens.

A canopied entrance opens into the inviting sitting room, featuring a floor-to-ceiling stone fireplace with inset multi-fuel burner and slate hearth, exposed ceiling beams and stairs to the first floor. An opening leads to the light and airy, triple-aspect dining room, with windows to both sides and the rear, offering far-reaching views across the Tamar Valley towards Chimney Rock. Its generous proportions and natural light make it ideal for dining and entertaining.

The kitchen is fitted with an extensive range of wall and base units, wooden work surfaces and tiled splashbacks. A large central island provides additional preparation space, with provision for a range cooker (available by separate negotiation) and an extractor hood above. Further features include an inset sink and drainer, space for a fridge and freezer, plumbing for a dishwasher, front and rear windows, and exposed ceiling beams.

Stairs rise to the first-floor landing, which features a reading nook and rear-facing window. Doors lead to three double bedrooms and the family bathroom. Bedrooms one and two face the front, with built-in wardrobes in bedroom one. Bedroom three overlooks the rear and has fitted wardrobes and additional cupboard storage.

The well-appointed bathroom comprises a bath with side mixer tap, separate shower enclosure with mains shower, close-coupled WC and wash basin set into a vanity unit. Fully tiled walls, a timber-panelled ceiling and rear-facing window complete the room. Accessed externally from the rear, the useful basement utility area provides storage, plumbing for a washing machine, space for a tumble dryer and the gas central heating boiler. A separate WC with hand wash basin adds convenience.

Pedestrian access from Newbridge Hill leads through a gate into the paved front courtyard, enclosed by a traditional stone wall. To the rear, a shared service lane, over which the property has a right of access, leads to a double garage with twin opening timber doors and a separate workshop with timber stable door. Both buildings have power and lighting, providing excellent storage and space for hobbies or practical use. A pedestrian gate from the garage and workshop leads to the tiered gardens. Granite steps descend past a timber and glazed growing house to the main garden, while further steps lead up to a generous paved sun terrace and deck, ideal for outdoor dining, entertaining and enjoying the surrounding scenery. The basement utility area can also be accessed from the terrace.

The property is offered for sale with freehold tenure and falls within Cornwall Council, with Council Tax Band B. Mains electricity, water, drainage and gas are connected, and heating is provided by gas central heating. The property benefits from a double garage and is situated within a mining and radon area.

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The charming village of Gunnislake offers a welcoming and vibrant community atmosphere, complete with a range of essential amenities that cater to everyday needs. Residents and visitors alike can enjoy a selection of local shops, including a well-stocked general store, a traditional Post Office, a friendly café, and several characterful public houses. The village also benefits from a local doctor's surgery, ensuring convenient access to healthcare services, as well as a reputable primary school, making it an ideal location for families.

Gunnislake is well connected by public transport, with a railway station located approximately one mile from the village centre. The station provides regular services along the picturesque Tamar Valley Line, linking directly to the historic maritime city of Plymouth. This scenic route offers a convenient and enjoyable commute, whether for work, leisure, or exploring the wider region.

Surrounded by the natural beauty of the Tamar Valley, an Area of Outstanding Natural Beauty, Gunnislake is perfectly positioned for those who appreciate outdoor pursuits and tranquil surroundings. The valley is renowned for its stunning landscapes, rich wildlife, and a strong sense of community spirit.

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Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1915 ft²
177.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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