



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Newbridge Hill,  
Gunnislake,  
Cornwall,  
PL18 9JJ



**Guide Price - £240,000**



Changing Lifestyles

01822 600700



# Chriss Cottage, Tavistock, PL19 8PQ



- 17th Century Mining Cottage
- Two Woodburners & Exposed Stone Walls
- Mid Terraced Home
- Beautifully Presented Throughout
- Brand New Bathroom with Freestanding Bath & Shower
- Popular Village Location
- Offered with No Onward Chain



Set high above the River Tamar, this distinctive home overlooks the village of Gunnislake and is surrounded by lush treetops. The solid stone walls reflect its heritage, while a modern composite door adds a smart touch. Inside, the feel is immediately calm and welcoming, with soft neutral tones throughout.

The central hallway leads to two main reception rooms: a spacious lounge and a cosy dining room, both featuring wood-burning stoves — perfect for warming up on cold evenings. The lounge offers plenty of room for family life, while the dining room opens into a recently refitted kitchen, creating a sociable, open-plan space ideal for everyday living and entertaining.

From the hall, a door leads to a private courtyard garden, carved into the rock and enclosed on all sides. It's split between artificial lawn and patio, catching the evening sun from the west — an ideal spot to relax with a drink.



Upstairs, there are three bedrooms. The two larger rooms are good doubles, with Bedroom Two standing out thanks to its exposed chimney breast and original fireplace. Bedroom One is the largest, offering elevated views across the Tamar Valley treetops. Bedroom Three is a generous single or a perfect home office.

The four-piece bathroom is a highlight — featuring a claw-foot roll-top bath and a separate shower cubicle, it offers both charm and practicality.

Built nearly 300 years ago, this is a home with history and heart. Whether you're looking for your first home, a weekend retreat, or an investment property, Newbridge Hill offers a unique blend of character, comfort, and setting.

It is also worth mentioning there is a parking space available to let for a fee of £175 per annum.



# Changing Lifestyles

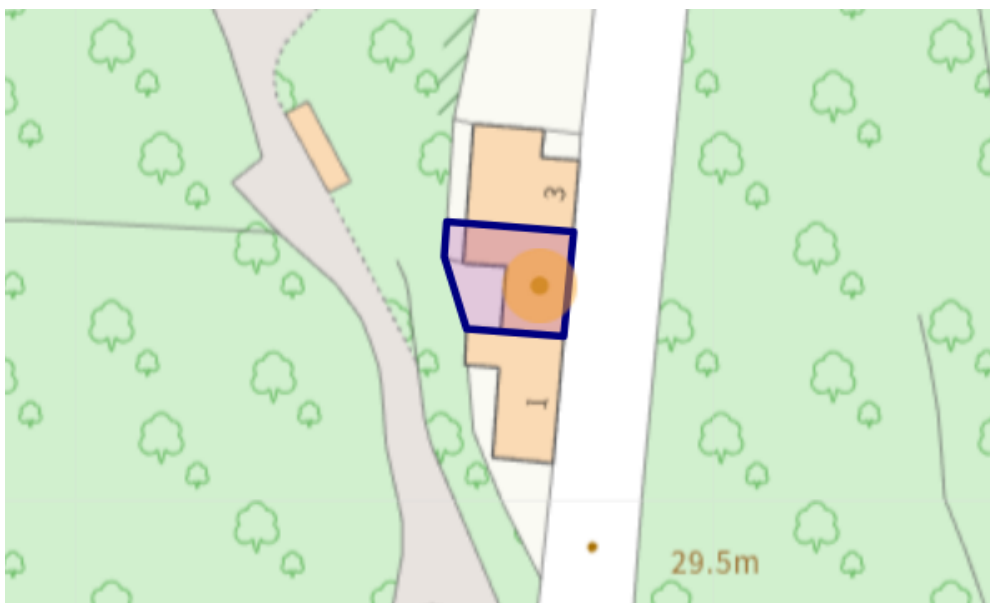
The charming village of Gunnislake offers a welcoming and vibrant community atmosphere, complete with a range of essential amenities that cater to everyday needs. Residents and visitors alike can enjoy a selection of local shops, including a well-stocked general store, a traditional Post Office, a friendly 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.

Just a short drive away lies the bustling market town of Tavistock, which serves as the nearest major town. Tavistock boasts a thriving town centre with a wide array of independent shops, cafés, and restaurants, alongside larger supermarkets and comprehensive schooling options. It also serves as a gateway to the rugged beauty of Dartmoor National Park, offering endless opportunities for hiking, cycling, and exploration.

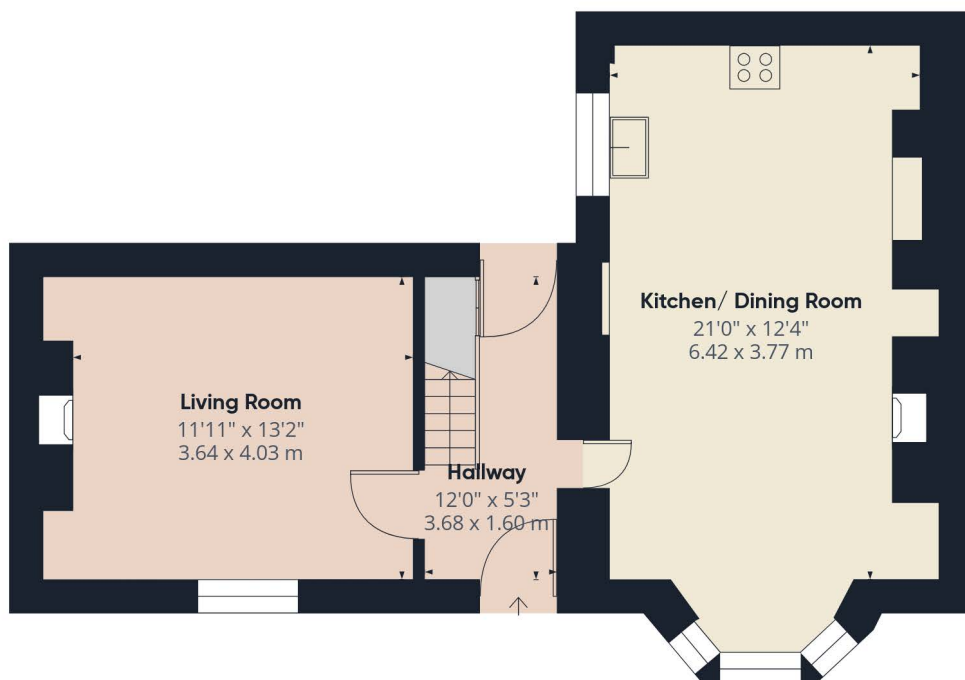
Altogether, Gunnislake combines the charm of rural village life with convenient access to modern amenities, excellent transport links, and an abundance of natural beauty, making it a desirable location for a wide range of residents.



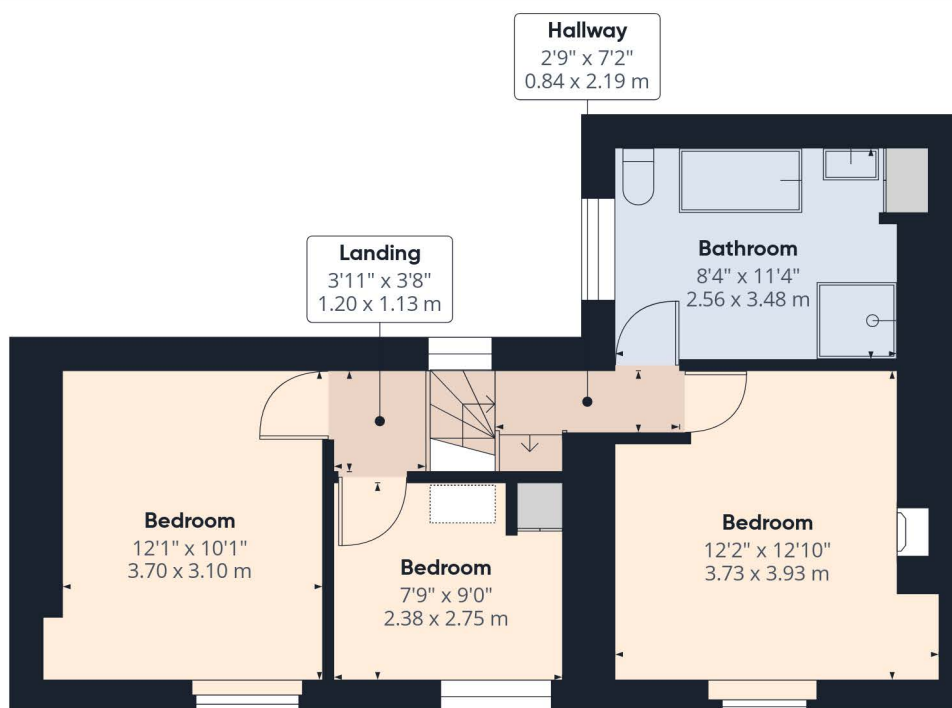
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for more information or to  
arrange an accompanied viewing  
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Floor 0



Floor 1

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