



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Sheron  
Gunnislake  
PL18 9NX



**Asking Price - £300,000**



Changing Lifestyles

01822 600700



# Sheron, Gunnislake, PL18 9NX



- Detached four-bedroom bungalow with spacious and adaptable accommodation
- Set on a large plot with potential for redevelopment or additional dwellings (STP)
- Outstanding views across the Tamar Valley, enjoyed from both the home and garden
- Requires improvement and refurbishment – ideal for developers or buyers seeking a project
- Detached garage and workshop, plus ample off-road parking for multiple vehicles
- Non-standard Woolaway construction – cash buyers only



Approached via a private driveway and gravel pathway, the property opens into a welcoming entrance hall. The front-facing living room benefits from a large window with stunning countryside views and features a traditional fireplace, providing a cosy yet spacious living area. The kitchen offers room for a small breakfast table and leads to a side porch/ utility area with access to the garden. There are four double bedrooms, offering flexibility for a growing family, guest accommodation, or home office use, along with a shower room and separate cloakroom.

Please note that the property is of non-standard Woolaway construction and is therefore available to cash buyers only.



Outside, the extensive gardens are a true highlight. Mainly laid to lawn and enjoying a sunny aspect, the grounds are dotted with mature shrubs, trees, and flower beds. A paved front terrace provides a perfect space for outdoor dining and entertaining, while additional features include a greenhouse, a former vegetable patch, and a pond—ideal for those with green fingers. The gardens wrap around the bungalow, enclosed by natural hedging, banks, and walling, creating a private and peaceful setting. To the side of the property, there is a detached garage with an attached workshop, as well as ample off-road parking for multiple vehicles.

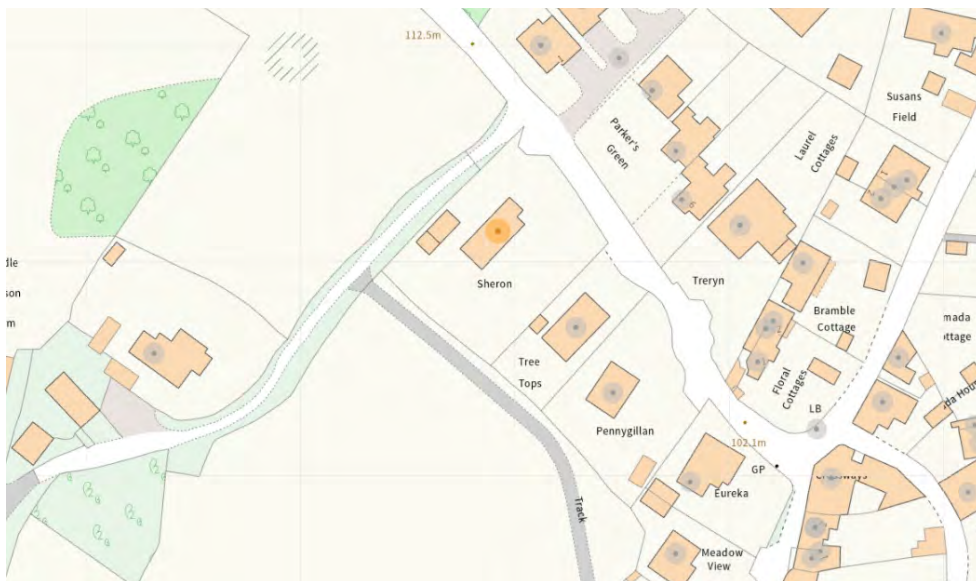
This unique property offers space, privacy, and outstanding views, with huge potential for enhancement or development. Early viewing is highly recommended.

# Changing Lifestyles

The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school.

There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community.

The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.



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.

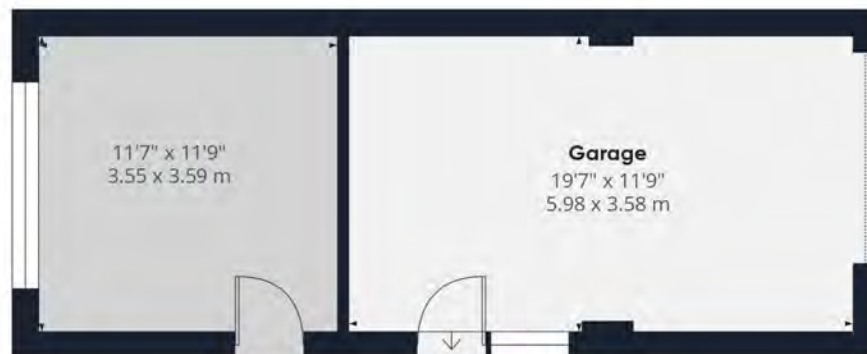
Scan here for  
our Virtual Tour:







Floor 0 Building 1



Floor 0 Building 2

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.