

EXISTING LARGE DWELLING + 2 PLOTS

ALBASTON, GUNNISLAKE PL18 9EZ



- Outline Planning Permission (Ref.PA19/09589) for 2 dwellings
- Set in approximately 0.89 ha (2.20 acres)
- Development site £245,000, House + Paddock £450,000

SOUTH LEAT HOUSE – PL18 9EZ

This is a wonderful opportunity to acquire a detached family home with spacious 4 bedroomed accommodation which is set in grounds extending to approximately 0.89 hectares (2.2 acres) in total. The property is set well back from the road and currently affords a peaceful, private setting with fabulous far-reaching views to the south towards the Tamar Valley AONB.

The property also now benefits from Outline Planning Permission for two additional dwellings (all matters reserved) within the grounds to the south of the existing house. Due to the topography of the gardens, the existing dwelling would still retain the far-reaching views over the proposed development site (depending upon the design).

Some interested parties may envisage seeking an amended planning permission to locate one of the proposed dwellings alongside the existing dwelling (to the west) with access to the north of the existing dwelling along the existing driveway, to take advantage of the superb views. Or even for a possible additional dwelling to the two approved dwellings (subject to the requisite consents).

SITUATION/LOCATION

The property is set in a tucked away position just a short walk from the village primary school and approximately half a mile from a filling station with convenience store & the railway station with service to and from Plymouth. The towns of Callington & Tavistock both lie within five miles and cater for most day to day needs with a range of shops, schools, business and leisure facilities. The city of Plymouth offers more comprehensive shopping and is circa 18 miles to the south.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact Philip Taverner at KLP to arrange a viewing.

METHOD OF SALE

Offers will be considered for the whole property or in two lots:

Offers in the region of £245,000 for the development site for 2 dwellings as outlined in red on the planning permission plan below (excluding driveway).

Offers in the region of £450,000 for the house, garden and paddock.

PLANNING

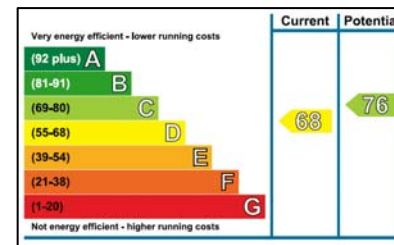
Cornwall Council granted outline planning permission (Ref.PA19/09589) for up to two dwellings, with all matters reserved at South Leat House, Drakewalls, Albaston, PL18 9EZ, on 4th February 2020.

Copies of the plan and planning permission are held on file by the agents.

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EPC



CONTACT



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EXISTING ACCOMMODATION DETAILS:

uPVC door to...

Entrance Porch

Tiled floor, uPVC double glazed window to rear with slate sill, courtesy light, uPVC obscure double glazed door to...

Entrance Hall

Radiator, walk-in airing cupboard housing hot water cylinder and slatted shelving with site of consumer unit and radiator, adjoining cupboard open to airing cupboard with slatted shelving, two staircases rising to master bedroom & further suite. Stairs descending to lower hallway. Telephone point. Doors off.

Separate WC

uPVC obscure double glazed window with slate sill, wall mounted chrome heated towel rail, low level wc, wash hand basin with built in cupboard under and mixer tap, tiled splashbacks.

Kitchen/Breakfast Room 17'2" x 9'11" (5.23m x 3.02m)

The kitchen is fitted with a matching range of base, drawer and wall mounted units incorporating corner display shelving and open fronted book shelving, concealed lighting, rolled edge working surface with one and half bowl single drainer sink unit with mixer tap, tiled splashbacks, rolled edge working surface, integral fridge, built-in Neff double oven, four ring hob, breakfast bar seating space for four people, uPVC double glazed window to side with slate sill, uPVC obscure double glazed door giving access to rear, radiator, ceiling mounted extractor, uPVC double glazed window enjoying views over the gardens and surrounding rolling countryside. Door to...

Utility Room 10' max x 7'9" (3.05m max x 2.36m)

Single drainer sink unit with mixer tap, tiled splashbacks, rolled edge working surface with built-in cupboards under and space & plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted cupboards with corner display shelving, tiled floor, radiator, uPVC double glazed window.

Dining Room 13'5" x 12'8" (4.1m x 3.86m)

uPVC double glazed window to front enjoying views over the gardens and surrounding rolling countryside, radiator. Archway and two steps down to...

Sitting Room 23' x 16'6" (7m x 5.03m)

uPVC double glazed sliding patio doors giving access out onto a paved balcony with wrought iron railings and being the most ideal vantage point to take in the views over the garden and surrounding countryside towards Plymouth Sound, feature coal effect gas fire set on a slate hearth with slate detail to chimney breast with deep display shelf over, two radiators, tongue and groove panelling to partially vaulted ceiling, obscure glazed door to hall.

First Floor Landing

uPVC double glazed window to rear, storage cupboard with louvre fronted doors and door to...

Master Bedroom Suite 20'5" x 11'6" (6.22m x 3.5m)

Measurements to include comprehensive range of built-in furniture comprising wardrobes, some with mirror fronts, built-in drawer units and three drawer bedside cabinets. uPVC double glazed window enjoying panoramic views over the gardens and surrounding countryside towards Plymouth, radiator, TV aerial socket. Further uPVC double glazed window to side overlooking the side garden and paddock beyond. Door to...

En Suite 9' x 8'1" (2.74m x 2.46m)

Corner bath with mixer tap incorporating a shower attachment, low level WC, wash hand basin with range of built-in cupboards and drawers with deep display shelf over, further wall mounted cupboards including open fronted display shelving, tiled splashbacks, wall mounted electric shaver socket, wall mounted downflow heater, wall mounted chrome heated towel rail, shower cubicle with preformed tray and shower over, uPVC obscure double glazed window to side, wall mounted extractor.

Lower Hallway

Radiator, walk-in storage cupboard with courtesy lighting. Doors off to the bathroom, bedrooms 2 and 3.

Bathroom 7'11" x 6'5" (2.41m x 1.96m)

Bath with handgrip and mixer tap incorporating shower attachment, low level WC, wash hand basin with mixer tap and built-in cupboard under, tiled splashbacks, fluorescent light/shaver socket over, uPVC obscure double glazed window to side with slate sill, wall mounted downflow heater, wall mounted chrome heated towel rail.

Bedroom Two 9'6" x 7'11" (2.9m x 2.41m)

Measurements plus built-in wardrobe with hanging rail and shelving, uPVC double glazed window with slate sill overlooking the side garden, radiator.

Bedroom Three 11'7" x 10'11" (3.53m x 3.33m) Measurements plus built-in wardrobes with hanging rails and shelving, uPVC double glazed window to front with slate cill enjoying an open outlook over the gardens and surrounding rolling countryside, radiator.

Suite 22'4" max x 17'2" max (6.8m max x 5.23m max) (Part restricted headroom) Measurements to include kitchenette and en suite.

Ideal for a dependant relative or for those who work from home, this suite enjoys a double aspect with uPVC double glazed windows with slate sills to front and side, the front enjoying views over the gardens out towards Plymouth Sound. Hatch to loft space, inset ceiling spotlights, eaves storage cupboard with boarding and light.

Kitchen Area

The kitchen area comprises a single bowl sink with mixer tap incorporating drainer, two burner electric hob, fitted microwave oven, integral fridge, built-in cupboards over, stainless steel splashbacks.

En Suite

Double shower cubicle with preformed tray and shower over with glazed screens, low level WC, wash hand basin with mixer tap and built-in cupboards and drawers under, wall mounted chrome heated towel rail, wall mounted downflow heater, fully tiled walls, fluorescent light/shaver socket, access to loft space with partial boarding.

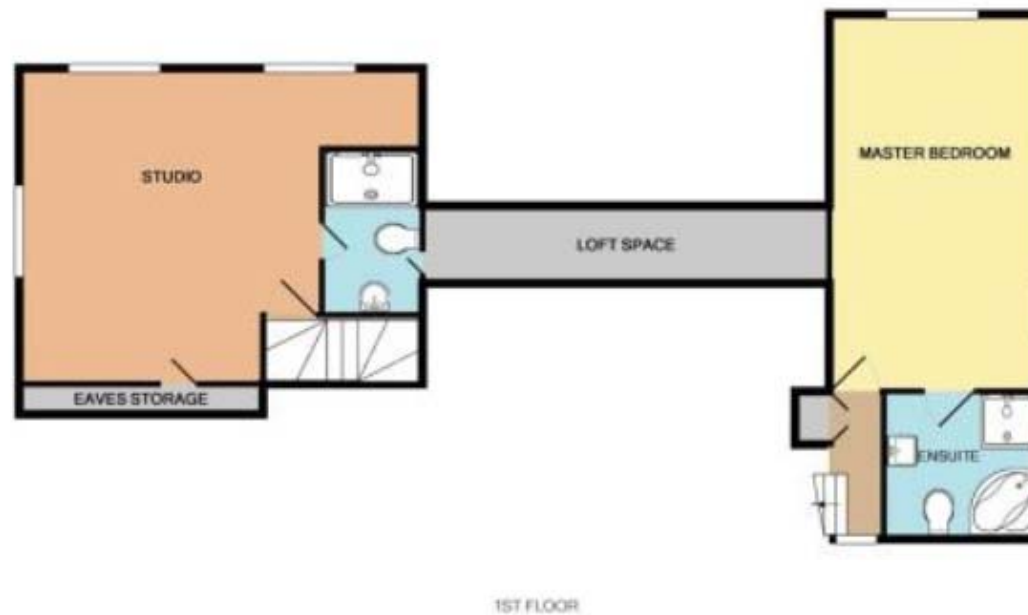
Gardens & Grounds

The property is set in a tucked position accessed over a substantial tarmac driveway which in turn leads to plentiful parking and a double garage. The gardens lie predominantly to the front and side of the property, laid mainly to formal lawn with some flower and shrubs beds providing colour during the spring and summer months. To the side is a fruit & vegetable garden with raised beds and a greenhouse whilst beyond is a pasture paddock extending to 1.1 acres with mature trees and shrubs to boundaries and a mains fed water trough, ideal for those wanting to keep animals. Garden shed. In total the gardens and grounds extend to 2.2 acres.

Double Garage 21'10" x 17'1" (6.65m x 5.2m)

Up and over door to front, concreted floor, two uPVC double glazed windows to side, light and power connected, wall mounted gas fired boiler serving central heating and hot water, power points, two water taps, site of gas meter.

Illustrative Floor Plan of Existing House (not to scale)



Outline Planning Permission Red Line Plan (not to scale)



Photograph across the paddock looking east towards house & Google Aerial image with approximate property boundary highlighted in Red



Various Property Photographs (Lounge, Kitchen, Studio Room, View from Master over Paddock)





View from the first floor looking south west over garden & towards Tamar Valley