



The Coach House



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The Laurels, St Ann's Chapel, Cornwall, PL18 9PJ

Fuel/Mini-market, Train Station 1 mile • Callington 3.5 miles •
Tavistock 6 miles • Dartmoor 7 miles • Plymouth 18.5 miles

Occupying a large, private elevated plot of 0.48 acres in all, a one-of-a-kind 3-bedroom contemporary home, plus a double garage with live planning for conversion into a 2-bedroom annexe.

- Unique, Contemporary Home
- Bright and Characterful
- Extensive, Varied Gardens
- Live Planning for an Annexe
- Freehold
- 3 Bedrooms (Master En-suite)
- Impressive Vaulted Reception
- Double Garage and Drive
- Far-reaching Southerly Views
- Council Tax Band: E

Guide Price £525,000

SITUATION

This individual, detached house sits in a very private, peaceful and sheltered location within a large plot amounting to 0.48 acres in all, yet with the convenience of local amenities and facilities nearby. Occupying a slightly elevated position, some fine views of the Tamar Valley are on offer to the south, particularly from the kitchen, gardens and the office over the garage.

The villages of Gunnislake, St Ann's Chapel and Drakewalls collectively offer a full range of day-to-day amenities including a Post Office, two general stores, an Asda fuel station and mini-supermarket, a primary school, a health centre, garages, several public houses and a railway station providing a regular service into Plymouth city (a 35-minute journey).

Tavistock is a thriving market town in West Devon, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities. Plymouth, with its coastal access, is 18.5 miles to the south. The cathedral city of Exeter lies 45 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

This unique, characterful and comfortable contemporary home was converted around 2004 by our client and has since been a well-loved home for over 20 years. The individual 3-bedroom dwelling offers interesting and well-rounded accommodation, which is bright throughout and has been maintained in excellent condition, including a full recent redecoration.



Externally, the property's extensive gardens are undoubtedly a key feature, offering some varied, beautifully well-kept and colourful outside space, adding considerable appeal. In addition, there is a detached double garage with live planning for a conversion to an annexe, broadening the options for a purchaser to accommodate dependent relatives.

ACCOMMODATION

The property is accessed at ground floor level and there is access from the parking area directly into the sitting room, or across a footbridge into an entrance porch. The accommodation can then be summarised as follows; a striking dual-aspect sitting room with high-vaulted ceilings and a brickwork and granite, recessed open fireplace; a link bridge connecting the living room to the kitchen, which is currently utilised as a study; the kitchen/dining room, with a Juliet balcony positioned to take in the southernly views; a separate utility; a ground-floor shower room, and; three lower-ground floor bedrooms, including two doubles, of which one is the master bedroom complete with fitted double wardrobes and dressing unit, and served by its own fully tiled en-suite bathroom.

The kitchen is equipped with a good range of cupboards and cabinets with rolltop work surfaces, incorporating a 1.5-bowl stainless steel sink and drainer. Integrated appliances include a fridge and separate freezer, a Sharp dishwasher, Lamona double oven and a Diplomat 4-ring gas hob over.

OUTSIDE

A sweeping tarmac drive provides parking and turning space, and access to the detached double garage, above which is a home office/hobbies room and WC, with a picture window taking full advantage of the far-reaching views. As detailed below, the garage has live consent for conversion into an annexe. The side garden features a detached timber summerhouse with its own patio terrace and decked veranda, whilst the rear gardens extend away to an area of naturalised woodland. Both gardens contain an array of colourful mature shrubbery and specimen trees, and are no doubt a magnet for wildlife. A sizable wrap-around patio and seating area offer additional space for dining or entertaining.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired underfloor heating throughout. Ultrafast broadband is available. Limited mobile voice/data service is available through all four major suppliers (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

- 1. Cornwall Council granted planning consent under application reference: PA13/06282 for the conversion and extension of the detached double garage to form a 2-bedroom annexe. A certificate of lawful use was subsequently issued in 2016 to acknowledge the commencement of these works, therefore ensuring that the original permission is live in perpetuity.
- 2. The property is located in an area well-known for its historic metalliferous mining activity. No workings or features are known to exist within close proximity of the property.
- 3. The property benefits from a right of access over the driveway of the neighbouring property, and is required to contribute 1/9th of the cost of the cleaning, repair and maintenance.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///slack.thread.emptyied. For detailed directions, please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

Approximate Area = 1442 sq ft / 134 sq m
Limited Use Area(s) = 63 sq ft / 5.8 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1952 sq ft / 181.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1299970