



St Ann's Chapel, Gunnislake

PL18 9HP



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E S T A T E A G E N T S

Guide Price £460,000

Situation:- St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Unique Detached Property
- Impressive accommodation throughout
- 3 Bedrooms (2 with en suites)
- Stunning open plan Kitchen/Dining/Lounge
- Wonderful Panoramic Views
- Ample Parking for numerous vehicles and Gardens



A wonderful opportunity to purchase a renovated, redesigned and extended residence which has enviable views as far as the eye can see. The first impressions of the open plan Kitchen/Sitting room/Dining room are what a stunning and social area where family and guests alike can gather and enjoy the ambiance. The most amazing views can be seen across nearby and far reaching countryside in both the counties of Devon and Cornwall and stretch to the river Tamar and the coast. There is modern slate tiling to the floor throughout and French doors open to the terrace. The bespoke Kitchen is fitted with a comprehensive range of contrasting cabinets, square edged work top surfaces, tiled splashbacks, a pantry and would be a chefs delight. There is a central island incorporating 2 bosch electric ovens, further cabinets and 4 ringed electric hob, space saving downdrafter extractor and breakfast bar. Integrated fridge/freezer and a dishwasher. Located just off the kitchen there is a useful utility room fitted which has plumbing for washing machine and space for a tumble dryer. From here a door leads to Bedroom 3 which can be utilised for individual preferences having a woodburning stove and there is a Cloakroom.

From the main reception room a door gives access through to the Master suite which is light and spacious being a large double bedroom with high ceilings and feature beams. Bi folding doors open to allow the 'outside in' having direct access on to the terrace. The dressing area then follows having wardrobes and cupboards above. There is a large en suite bathroom including a free standing modern feature bath with a central waterfall tap, vanity unit with a shaped counter top basin, open ended walk in shower with 2 shower heads. Bedroom 2 is a large double bedroom with wardrobes and beams. The en suite shower room has a walkin shower with a screen, waterfall and hand held shower heads. Vanity unit with a circular glass wash hand basin.



OUTSIDE

Leading from the Master Bedroom there is a composite terrace which is finished in glass and stainless steel. From here the panoramic views can be enjoyed and this is an ideal space to enjoy morning coffee, dining and entertaining. A gate and steps lead down to a pathway. The side garden has a lawn edged with natural hedging and there is a further seating area.

The rear garden has a lawn, garden shed, natural hedging and is stocked with a variety of plants, trees and flowers.

To the front there is a large parking area suitable for a number of vehicles and could easily accommodate a caravan or motorhome as well as cars. There are lilac bushes and rockery and double gates give access to the lane.

Services:- Mains electricity, water and drainage, electric under floor heating.

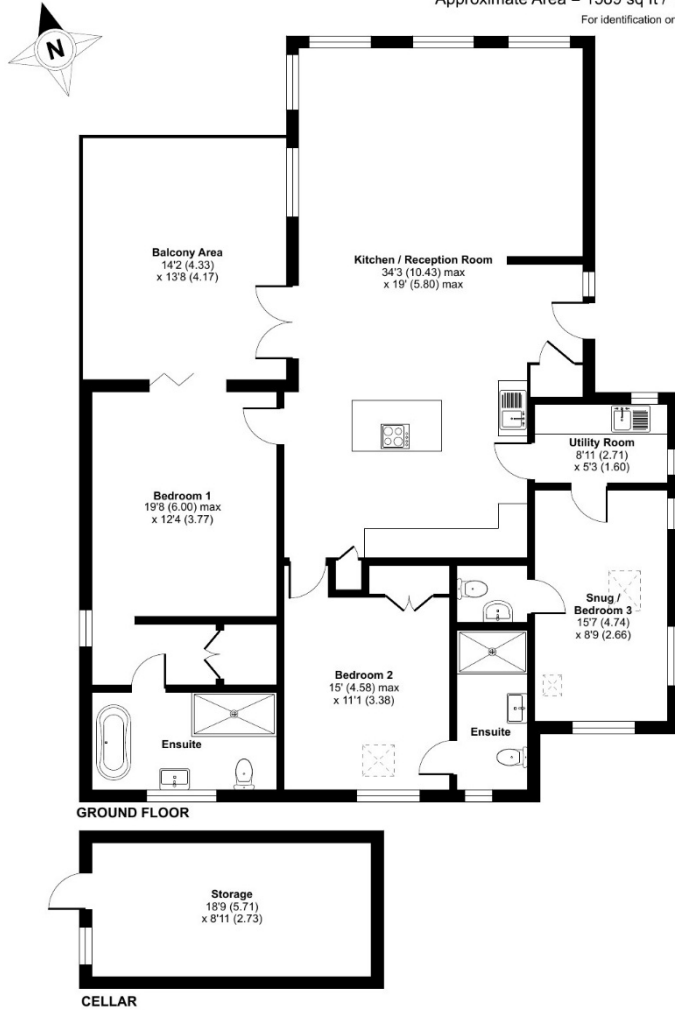
Council Tax Band:- Band D



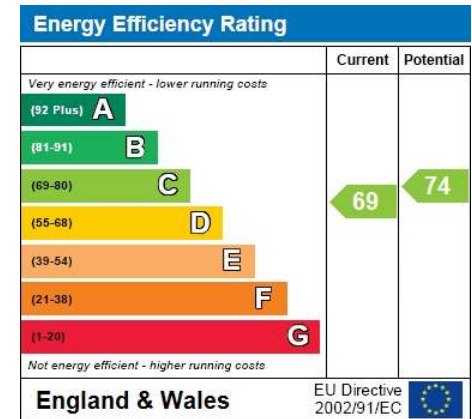
St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1589 sq ft / 147.6 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 Dawson Nott Ltd. REF: 1330719



41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk

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