



Town • Country • Coast



Oll An Gwella

St. Anns Chapel, Gunnislake

Price Guide £399,950



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Oll An Gwella

St. Anns Chapel, Gunnislake

An attractive and spacious four bedroom, detached, modern property with a double garage, off-road parking and an enclosed garden. The property can be found in a popular Tamar Valley location and benefits from an en-suite master bedroom and some lovely country views.

The accommodation includes a spacious entrance hallway and features an understairs storage cupboard and a downstairs cloakroom with WC. There is an impressive, open dual aspect living room and an open-plan kitchen and dining room with double doors into the rear garden. The first floor features a generous open landing and four bedrooms, one of which is en-suite, alongside a well appointed family bathroom.

There is a lawned garden at the front with a central pathway to the front door and access to the side of the property. The rear garden is enclosed and laid to patio with a pergola and a side door into the garage which is a spacious double with storage in the eaves. There is gated access to the rear where there is a brick paved parking area and access to the front of the garage.

This stylish and well presented modern property can be found in a peaceful setting and offers good access to the local amenities which include a Primary School, Garage and Village Shop in Drakewalls alongside a Train Station with rail access to the City of Plymouth.





Hallway

Cloakroom

4'7" (max) x 4'0" (1.42 (max) x 1.23)

Living Room

20'2" x 10'6" (6.17 x 3.22)

Inner Hall

10'4" (max) x 5'0" (including stairwell) (3.17 (max) x 1.53 (including stairwell))

Kitchen /Dining Room

20'1" x 8'11" (6.13 x 2.72)

First Floor Landing

7'9" x 6'9" (2.38 x 2.06)

Bedroom 1

10'7" x 8'6" (3.24 x 2.60)

Bedroom 2

10'7" x 7'11" (3.25 x 2.42)

En-suite

6'10" x 2'10" (2.10 x 0.88)

Bathroom

7'9" x 5'11" (max) (2.38 x 1.82 (max))

Bedroom 3

9'5" x 9'0" (2.89 x 2.75)

Bedroom 4

10'2" x 8'11" (3.12 x 2.74)

Tenure

Freehold. There is a maintenance charge for the estate of £350 pa.

Services

Mains electricity, gas, water and drainage.

Council Tax Band

D

EPC

B/83

Situation

The village of Gunnislake features a selection of local shops, including a Post Office, General Store, Doctor's Surgery, public houses and a well regarded Primary School. There is a train station approximately a mile from the hamlet with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. There is also a regular bus service running connecting Gunnislake to Callington, Tavistock and surrounding villages. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

Directions

From Tavistock take the A390 towards Gunnislake. Pass through the village and into St Anns Chapel, just after All Saints Park turn right up the hill towards Cox Park, after a short distance turn right into Oil An Gwella.



Floor Plan



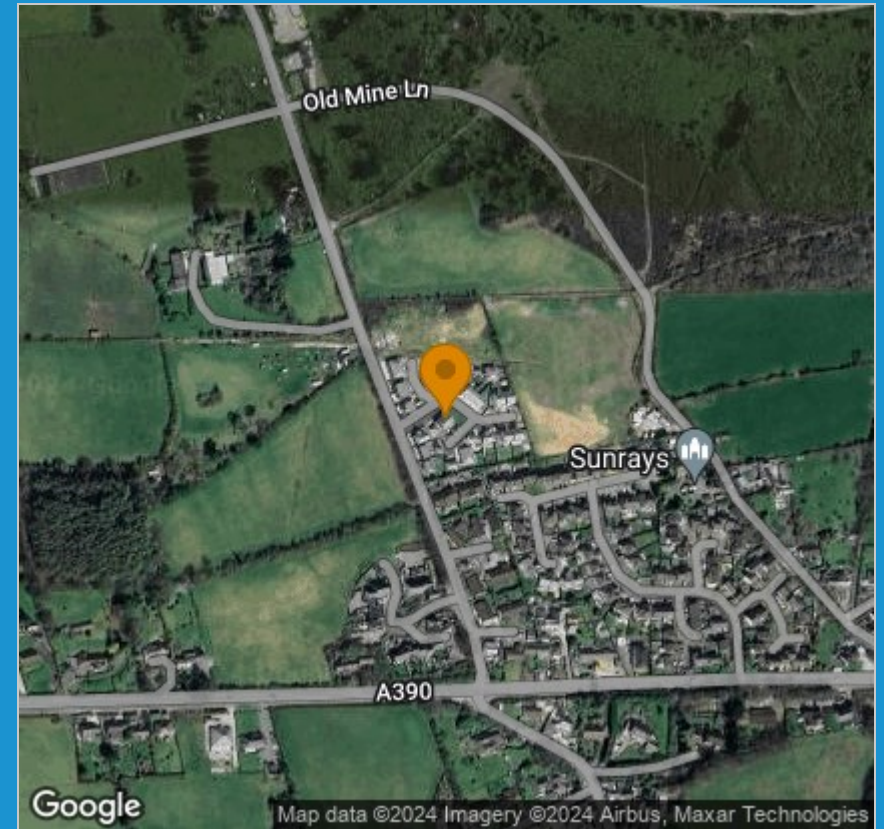
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

