



Town • Country • Coast



, St. Anns Chapel

Price Guide £675,000



## , St. Anns Chapel

An attractive four bedroom, detached character property set in a convenient location with circa 2 acres of land alongside a separate detached two bedroom annex and outbuildings with far reaching views. This property may appeal to a wide range of buyers, including those looking for income potential, multi generational living, utilising the annex or keen hobbyist to take full advantage of the generous garage and substantial workshop! There is a wooden summerhouse at the top of the plot, perfectly placed to take full advantage of the views towards Plymouth Sound.

The property is approached via a driveway from the main road at the side which wraps around the rear of the property, leading to a parking area where the large garage is positioned. To the side of the property there is a covered BBQ and entertaining area alongside a shed, summerhouse and a sauna. There is a useful playroom/garden room above the garage which is accessed via the garden.

The property itself offers four spacious bedrooms with beautiful country views at the front with the rooms at the rear overlooking the land, alongside the family bathroom on the first floor. The ground floor accommodation includes a generous living room with a log burner alongside an open-plan kitchen and dining room - both reception rooms have a wealth of character features. There is a further reception room which could be an additional sitting room or home office/gym. Finally there is a utility room and downstairs shower room.

The property is conveniently located within walking distance of the local village public house/restaurant and the primary school and nursery. A short distance from the property is a Garage, Local Shop and Train Station, with rail links into the City of Plymouth.





**Porch**

12'2" x 2'11" (3.723 x 0.894)

**Kitchen/Dining Room**

22'4" x 11'4" (6.83 x 3.47)

**Living Room**

22'8" x 17'6" (6.92 x 5.35)

**Sitting Room/Office**

17'1" x 10'4" (5.21 x 3.15)

**Utility Room**

10'0" x 6'11" (3.052 x 2.12)

**Shower Room**

7'2" (max) to 6'7" x 7'7" (2.209 (max) to 2.03 x 2.33)

**Rear Porch**

7'1" x 4'6" (2.17 x 1.38)

**First Floor Landing**

**Bedroom 1**

13'4" (max) x 11'4" (4.07 (max) x 3.47)

**Bedroom 2**

10'5" x 5'10" (3.18 x 1.8)

**Bedroom 3**

13'6" x 11'1" (4.13 x 3.38)

**Bedroom 4**

12'8" (max) to 11'7" x 8'5" (3.87 (max) to 3.55 x 2.57)

**Garage/Workshop**

25'5" x 24'8" (7.76 x 7.54)

**Play Room**

24'6" x 11'8" (sloping ceilings) (7.47 x 3.56 (sloping ceilings))

**Workshop with mezzanine**

42'10" x 24'6" extending to 36'7" (13.06 x 7.48 extending to 11.17)

**Workshop 2**

38'10" x 17'7" (11.86 x 5.38)

**THE ANNEXE**

A detached converted barn within the grounds, with its own private parking area. Comprises an Entrance Hall leading to the kitchen (10'5" x 6'3"), bathroom (7'8" x 5'1"), steps up to the lounge (17'8" x 12'4"), steps down to Bedroom 1 (12'0" narrowing to 7'7" x 10'6"), Bedroom 2 (11'7" x 6'7") with a door to the parking area.

**EPC**

House - E42 and Annexe - E45

**Tenure**

Freehold

**Services**

Mains electricity, water and drainage.

**Council Tax Band**

D

**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**

The postal code for the property is PL18 9HD. The property can be found in the heart of St Anns Chapel, a few minutes walk from the Rifle Volunteer Pub.



## 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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Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
 Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

