



Town • Country • Coast



St. Anns Chapel, Gunnislake

Offers In Excess Of £425,000



St. Anns Chapel, Gunnislake

A rare opportunity to purchase this incredible rural property with spacious living accommodation, off road parking, solar Panels and stunning views of the surrounding countryside and Tamar Estuary. Set in Approx. 1.5 acres, this property boasts reams of potential and opportunity for those particularly fond of outside space. The large plot and land offers potential for stables, workshops and much much more. Internally the property offers large reception rooms and 4 double bedrooms. The property requires some modernisation, however could be transformed into an incredible family home and countryside paradise.

With two bedrooms located on the ground floor the property also offers potential for multigenerational living as well as having potential to extend the Kitchen/Dining area to the rear. On Character fire places can also be found in the sitting room and snug offering a great space to cosy up on those cold winter evenings. A garden room over looks the well stocked mature rear garden and offers a quiet tranquil space for relaxing. A wonderful pathway weaves its way through the garden and around the property showcasing some of the wonderful places to sit and enjoy, surrounded by nature. On the first floor of the property are two large double bedrooms. The master bedroom is rear aspect and benefits from a balcony with extensive views over the Tamar Valley and towards the Tamar Estuary. The potential offered by this property really is a once in a lifetime opportunity to acquire an incredible forever home. With its view, land, spacious living and idyllic location and potential this property really is a great purchase.

Brief Accommodation: Kitchen, Utility, Bathroom, Conservatory, Snug, Living Room, Garden Room Bedroom 3, Bedroom 4.
First Floor: Bedroom 1, Bedroom 2, W/C, Balcony.





Living Room

18'6" x 11'11" (5.66 x 3.64)

Kitchen/Diner

19'7" x 11'3" (5.98 x 3.44)

Snug

14'7" x 11'1" (4.45 x 3.38)

Hallway

11'4" x 10'6" (3.47 x 3.21)

Bedroom 4

11'9" x 9'10" (3.60 x 3.02)

Bedroom 3

11'11" x 13'10" (3.64 x 4.24)

Garden Room

19'1" x 6'5" (5.83 x 1.98)

Utility

9'5" x 8'1" (2.89 x 2.48)

Bedroom 1

21'7" x 13'1" (6.60 x 4.01)

Bedroom 2

11'8" x 10'7" (3.56 x 3.25)

W/C

4'8" x 2'4" (1.43 x 0.72)

EPC

49/E

Tenure

Freehold

Services

Mains electricity and metered water. Private drainage.

Council Tax Band

D

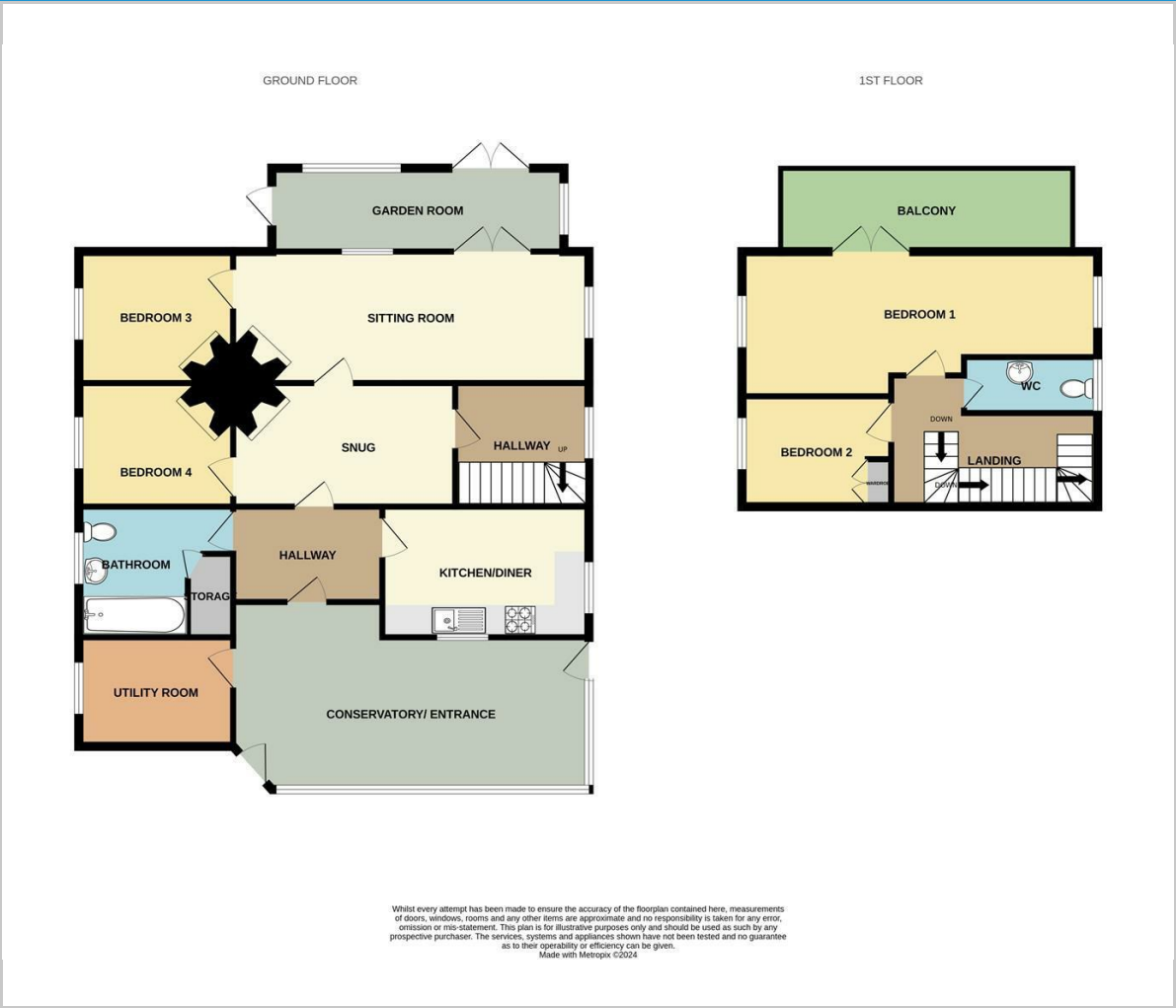
Situation

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

From Tavistock take the A390 towards Gunnislake. Pass through the village and into St Anns Chapel, just before you leave the village turn right towards Cox Park. Continue up to the Hill until it begins to level and the property will be found on the Left.

Floor Plan



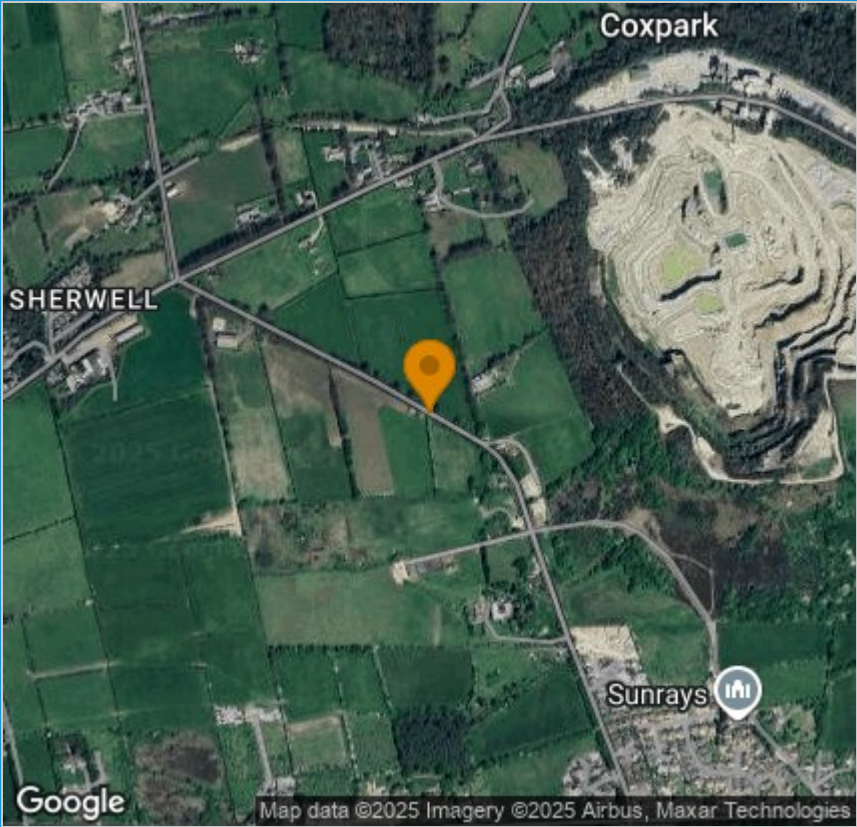
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

