



Town • Country • Coast



Sound View

St. Anns Chapel, Gunnislake

Guide Price £335,000



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## Sound View

### St. Anns Chapel, Gunnislake

Occupying a village location and well set back from the road is this immaculately presented semi-detached family house, offering three double bedrooms and spacious living accommodation. The driveway splits into two and provides ample off road parking for at least five cars with a detached garage. The house is complemented by front and extensive rear gardens which are almost park-like with lawned areas, small trees and an orchard, the whole enjoying spectacular views.

The accommodation comprises; useful entrance porch with steps up to the hallway, utility room with wall mounted gas fired boiler, separate downstairs cloakroom, lounge enjoying superb views and with an inset gas fire, generous kitchen/diner with sliding patio doors to rear, comprehensively fitted with a range of wall and base units incorporating eye level double oven, five ring gas hob, integrated dishwasher and fridge/freezer. Stairs lead to the first floor landing with airing cupboard and built-in wardrobe, doors lead to the three double bedrooms, two of which have built-in bedroom furniture and all enjoy stunning views. The shower room is well appointed with vanity unit incorporating low level wc, separate wash basin and large shower cubicle with mains fed dual head rainfall shower over.

Outside, there are front lawns with mature shrub borders, driveway parking for at least five cars and a detached garage. A gate to the rear leads to a patio and steps up to lawned gardens with useful timber store shed and greenhouse. Beyond here is the extensive gardens adjoining open farmland interspersed with mature trees and fruit orchard.

The vendors have informed us that on a clear night you can see Edistone Lighthouse from the gardens. They enjoy the short walk to the popular pub/restaurant, The Rifle Volunteer.







#### Entrance Porch

8'3" x 5'8" (2.53m x 1.74m)

#### Utility Room

7'9" x 5'8" (2.37m x 1.74m)

#### Cloakroom

#### Lounge

14'4" x 11'5" (4.38m x 3.50m)

#### Kitchen/Diner

20'7" x 9'0" (6.28m x 2.76m)

#### First Floor Landing

#### Bedroom 1

14'5" x 11'3" (4.40m x 3.45m)

#### Bedroom 2

11'5" plus door recess x 9'0" (3.50m plus door recess x 2.76m)

#### Bedroom 3

11'4" x 8'10" (3.47m x 2.70m )

#### Shower Room

8'8" x 5'11" (2.65m x 1.82m)

#### Detached Garage

18'4" x 10'0" (5.61m x 3.05m)

#### Services

Mains drainage, electricity and gas. Mains water (metered).

#### EPC

TBC - Commissioned

#### Tenure

Freehold

#### Local Authority

Cornwall Council - Tax Band C.

#### Situation

St Anns Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The area provides some idyllic country walks and scenery with the nearby National Trust Cotehele Estate and House providing a real draw for the area with its associated Mill by the River Tamar and tea rooms. Being only a few minutes walk from the popular pub/restaurant, The Rifle Volunteer.

#### Directions

Proceed along the A390 from Tavistock passing through Gunnislake, as you rise up the hill and enter St Anns Chapel, continue into the village and the entrance to Sound View will be found on the right hand side, shortly before our For Sale board is displayed.





Floor Plan



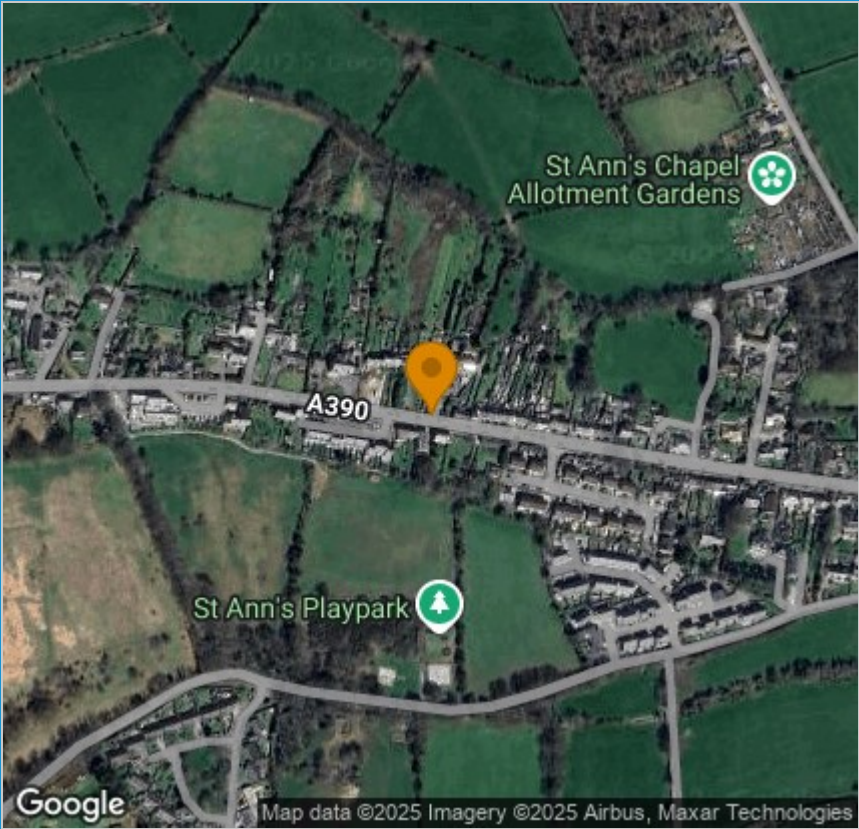
Viewing

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

