

Dingle Court  
Drakewalls  
Gunnislake  
PL18 9FH

Offers In The Region Of  
£600,000

- Stunning Eco-Focused New Home
- Four/Five Bedrooms
  - Four Bathrooms
  - Over 2,100Sq Ft
- Private Cul-de-Sac
  - Gardens
- Garage & Parking





Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 2100.00 sq ft



## Summary

An exceptional opportunity to own one of just two newly built homes, finished to a high specification with a strong focus on energy efficiency and contemporary design. Set in a quiet cul-de-sac, this property offers over 2,100 sq. ft of thoughtfully designed living space and flexible accommodation to suit a wide range of lifestyles.

### LOCATION:

These two newly built homes are tucked away in a quiet, private cul-de-sac on the edge of Drakewalls, offering a sense of seclusion while still being within easy walking distance of local amenities. Nearby conveniences include a fuel station, a mini-supermarket, and a train station, making the location both peaceful and practical. Set on a gently elevated plot, the properties enjoy a bright southerly aspect, particularly from the first-floor rooms.

### DESCRIPTION:

This impressive newly built home blends high-spec modern finishes with an eco-conscious design, built close to Passivhaus standards for exceptional energy efficiency and year-round comfort. Carefully planned, it features a range of sustainable technologies and stylish, contemporary touches throughout.

Offering over 2,100 sq. ft. of surprisingly spacious accommodation, the layout is bright, flexible, and well-suited to a variety of needs. With 4/5 double bedrooms and four bathrooms, the property caters perfectly to growing families, professionals wanting space to work from home, or downsizers who don't want to compromise on comfort or quality.

Outside, there is a generous garden to the side and rear, offering scope for personal landscaping or outdoor living. A garage (located in a nearby block) along with two private parking spaces provide excellent practical benefits to complement this thoughtfully designed home.

### THE HOME:

Step inside to discover bright and spacious interiors, thoughtfully finished with a keen eye for quality and detail. The home boasts premium Karndean flooring paired with soft, luxurious carpeting, wide solid timber internal doors to enhance accessibility, and high-spec composite double-glazed windows designed for optimal thermal performance and reflectivity.

The contemporary kitchen is fitted with sleek Silestone worktops, combining style with durability. Modern features are found throughout the home, including a Bluetooth-integrated extractor fan, steam-free bathroom mirrors, and hardwired LAN, HDMI, and USB ports for effortless, future-ready connectivity.

### GROUND FLOOR:

The entrance hall offers a warm welcome and provides access to all main ground floor rooms. The sitting room is bright and comfortable, ideal for everyday relaxation. A flexible study or fifth bedroom adds versatility, making it perfect for guests, home working, or multi-generational living.

The heart of the home is a generous open-plan kitchen, dining, and family area, featuring stylish tri-fold doors that open directly onto the garden—ideal for modern living and

entertaining. A separate utility room offers convenient space for laundry and storage, while a sleek ground floor shower room, fitted with a contemporary Mira Decor electric shower, completes the layout.

### FIRST FLOOR:

Upstairs, the spacious principal bedroom benefits from its own en-suite and a Juliette balcony. The second bedroom also features a private en-suite, while bedrooms three and four are both generous doubles—one of which includes a Juliette balcony, and the other offers an area ideal for creating a walk-in wardrobe. The family bathroom is beautifully appointed, featuring an oval bathtub, a walk-in shower enclosure, and a stylish twin-basin vanity unit, combining comfort with contemporary design.

### OUTSIDE:

The rear and side gardens are enclosed by a mix of rendered boundary walls and timber fencing, providing a safe and private outdoor space—perfect for families and pets. Currently presented as a blank canvas, the gardens offer an exciting opportunity for new owners to landscape and personalise the space to suit their own tastes and lifestyle. The property also includes a garage with power and an allocated parking space.

For those seeking even more versatility, there is the option to purchase an additional garage. This offers excellent potential for extra parking or storage.

### SERVICES:

The property is connected to mains water and electricity, with private drainage via a septic tank. A rainwater harvesting system supplies the WCs, supporting the home's eco-friendly credentials. Heating is provided by a zoned underfloor system powered by an efficient air-source heat pump. Superfast broadband is available, ensuring strong connectivity for home working or streaming.

Mobile voice and data coverage is available through all four major UK providers (source: Ofcom online checker).

### MEASUREMENTS:

#### Study/Dining Room/Bedroom Five:

15'2" x 9'5" (4.63 x 2.88)

#### Lounge:

15'9" x 15'2" (4.81 x 4.63)

#### Kitchen/Dining Room:

29'9" x 11'9" (9.07 x 3.59)

#### Utility Room:

11'9" x 7'7" (3.59 x 2.33)

#### Shower Room:

7'6" x 5'9" (2.30 x 1.77)



**First Floor Landing:**  
16'9" x 5'11" inc staircase (5.11 x 1.81 inc staircase)

**Bedroom Four:**  
15'8" x 9'6" (4.79 x 2.90)

**Walk-in Wardrobe:**  
9'4" x 3'8" (2.86 x 1.13)

**Principal Bedroom:**  
16'7" x 11'10" (5.08 x 3.61)

**En-Suite:**  
7'6" x 5'9" (2.30 x 1.76)

**Family Bathroom:**  
11'9" x 7'8" (3.59 x 2.36)

**Bedroom Two:**  
12'6" x 12'6" (3.83 x 3.83)

**En-Suite:**  
9'3" x 4'5" (2.83 x 1.36)

**Bedroom Three:**  
15'1" x 12'7" (4.60 x 3.84)

**MATERIAL INFORMATION:**  
Verified Material Information

Council tax band: Not banded

Tenure: Freehold

Property type: House

Property construction: Timber framed building

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Other-powered central heating is installed.

Heating features: Ground source heat pump, Passive House design, and Double glazing



Broadband: Will be connected

Parking: Allocated, Communal, and Garage En Bloc

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Wide doorways

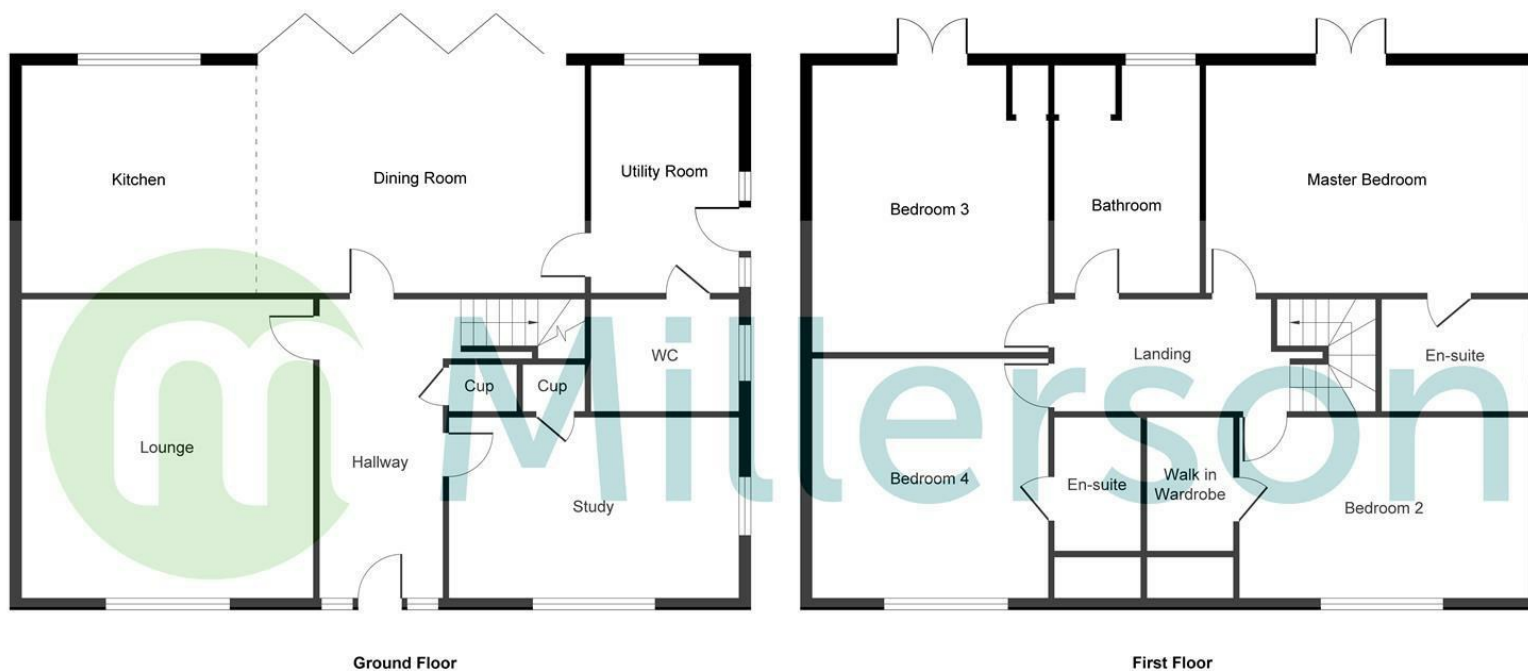
Coal mining area: No

Non-coal mining area: Yes

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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