



Chynoweth

St. Anns Chapel, Gunnislake, Cornwall, PL18 9HW

KIVELLS

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£580,000 Guide Price

Exceptional five bedroom detached residence

Immaculately presented with spacious well proportioned rooms

Stunning open plan reception rooms

Versatile garage building with potential for additional accommodation, subject to planning

Quietly situated and conveniently located

EPC - C



An Immaculately presented and exceptionally well-appointed detached residence with stunning vaulted ceiling reception room space.

Positioned in a quiet yet convenient position, this outstanding bespoke home is impeccably maintained and beautifully presented throughout. The property boasts generously proportioned rooms with an abundance of natural light, creating a bright and airy ambience that flows seamlessly across three levels.

The ground floor comprises of four well-appointed bedrooms, including master suite with en-suite, alongside a family bathroom.

Ascending to the first floor, there is a further versatile guest bedroom currently utilised as a dining room, a second family bathroom, and a stunning open-plan kitchen, dining, and living area.

A spiral staircase rises from the living space to the second floor, which offers a charming and flexible space perfectly suited for use as a snug, home office, or playroom.

Externally, the front is attractively paved, providing ample off-road parking for multiple vehicles. A timber Workshop and a detached two-storey garage offer excellent storage and versatility, with the latter presenting exciting potential for conversion into additional accommodation (subject to the necessary planning permissions).

To the side, beautifully maintained lawns and dual-level decking areas from the ground floor and first floor provide idyllic settings for alfresco dining and summer entertaining.

A viewing to appreciate the presentation of this property is highly recommended.



Situation

The village of St. Anns Chapel is situated in the Parish of Calstock within the Tamar Valley. The nearby village of Gunnislake has a range of facilities including public house and train station with an hourly link to the city of Plymouth and it's mainline station. Nearby the towns of Callington, to the west and Tavistock to the east provide a full range of social, commercial and shopping facilities including primary and secondary schooling. Steeped in 18th Century mining history and fruit production, the Tamar Valley has the River Tamar which empties into Plymouth Sound at Saltash with all its yachting facilities and activities and sheltered access to the Lynher tidal estuary, St. Johns and Millbrook inlets.

In all directions from Gunnislake, there is scenery of outstanding natural beauty, be it the open spaces of Bodmin Moor and Dartmoor ideal for walking and riding to the north west and north east, the stunning rugged coastline of Cornwall and Devon due north or indeed the softer coastlines of the two counties southwards.

Accommodation

STORM PORCH

Open each side with two white pillars. Entrance via uPVC door with obscure side panel leading into:-

HALLWAY

Doors leading to all ground floor rooms. Patio doors leading to outside decking area. Good size storage cupboard housing coat hooks and providing an ideal storage space. Tiled flooring, spotlights and radiator. Stairs rising to first floor with under stair storage cupboard.

BEDROOM THREE

Window to the front elevation. Space for king size bed and bedroom furniture. Radiator and carpet.

BEDROOM FIVE

Window to the side elevation. Space for king size bed and bedroom furniture. Radiator and carpet.

BEDROOM FOUR

Windows to the rear and side elevation. Space for king size bed and bedroom furniture. Radiator and carpet.

MASTER EN-SUITE BEDROOM

Window to the rear elevation. Space for king size bed and bedroom furniture. Door into:-

WALK-IN WARDROBE

Two rails and plenty of shelving. Radiator.

EN-SUITE BATHROOM

Obscure window to the front elevation. Half height tiled walls. Suite of low level W.C., wash hand basin in vanity unit with mixer tap and

mirror above and bath with mixer taps. Tiled flooring, towel rail, light and extractor fan.

FAMILY BATHROOM

Obscure window to the front elevation. Half height tiled walls and tiled floor. Suite of walk-in shower with glass screen and rainfall shower head, bath with mixer tap, low level W.C., bidet and wash hand basin with mixer tap set in vanity unit with mirror above. Spotlights and heated towel rail.

From the entrance hall a Cornish Oak staircase leads to the:-

FIRST FLOOR LANDING

Doors leading to all first floor rooms and patio doors leading to decking area. Spotlights and Canadian Maple wood flooring leading into open plan living space. Slimline radiators. Loft access hatch with retractable ladder to large boarded attic space.

MASTER EN-SUITE BEDROOM

Patio doors onto decking area and window to the front elevation. Space for king size bed and bedroom furniture, spotlights, radiator and carpet. Is currently used as a dining room. Door into:-

EN-SUITE

Window to the front elevation. Suite of low level W.C., vanity unit with wash hand basin having mixer tap and large walk-in shower with rainfall shower head and glass screen. Half height tiling and heated towel rail.



Floor plan

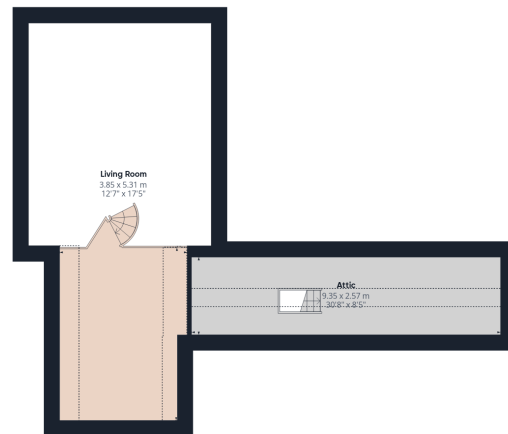
Floor plan for identification purposes only, not to scale



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

333.5 m²
3588 ft²

Balconies and terraces

68.6 m²
738 ft²

Reduced headroom

24.6 m²
264 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

BATHROOM

Obscure window to the front elevation. Suite of bath with mixer tap, low level W.C. and wash hand basin with storage below and mirror above. Half height tiling to walls and tiled floor. Heated towel rail.

LARGE OPEN PLAN LIVING SPACE

The kitchen / dining area and living space is separated with glass windows. Windows to the side elevation and large window to the rear with slate sills. Patio doors leading to the decking area. Vaulted ceiling with exposed beams, slate hearth with inset wood burner having beam mantel. Radiator. Stairs lead up to playroom. Open to:-

KITCHEN / DINER

Window to the front elevation. Range of base and eye level units with worksurface over with two sinks, one a washing up sink and the other a liquid sink. Integrated dishwasher, large Stoves double oven with extractor fan above, fridge / freezer (included in sale), space for dining room table and spotlights. Door into:-

UTILITY / LAUNDRY ROOM / PANTRY

Window to the front elevation with slate sill. New boiler. space for washing machine and tumble dryer. Wi-Fi and fuse boards. Perfect space currently used as a pantry.

SNUG / HOME OFFICE / PLAYROOM

Two velux windows. Four access hatches to eaves storage and floor to ceiling bookshelf. Exposed beams, Oak shelving, carpet and the perfect space for snug, home office or study.



Outside

At the front of the property before the paved driveway is a gravelled area by the stone wall providing parking for two vehicles. The front is paved and could accommodate parking for numerous vehicles.

LARGE TWO STOREY GARAGE

Two storey garage with up and over roller door and side door. The ground floor provides parking for one car and the second floor has Velux windows and patio door. Exposed beams and electric connected. This could be converted to potential annex accommodation, subject to obtaining the necessary planning consents.

WOODEN WORKSHOP

Providing further storage especially for keen gardeners with power and lighting connected.

The side of the property is laid to lawn and enclosed by wooden fencing and borders with well established flower beds and trees. At the bottom of the garden there is also a patio area with two storage sheds. There is also access to the side path providing further access to the front of the property.

Wooden steps from the lawn lead to the ground floor decking area with glass balustrade being the perfect spot for outdoor dining. There is also a decking area from the first-floor landing with glass balustrade and outdoor lights being a fantastic space for entertaining and al fresco dining.

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Services

Mains water, electric and drainage. Gas central heating, double glazing throughout and wood burner on first floor. Fibre broadband connection.



EE Rating - c



Council tax band - E



Directions

What3Words - quote.unity.grub



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



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