



St Anns Chapel, Gunnislake
PL18 9HH



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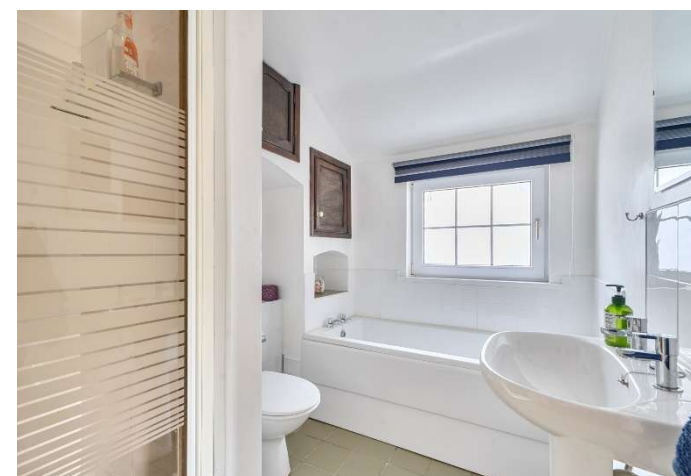
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Guide Price £460,000

Situation:- The property is located in St Anns Chapel, part of the Tamar Valley being a designated area of outstanding natural beauty. Local amenities and facilities include nearby shops, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Superb Semi Detached, extended Cottage located in Village location
- Set within grounds and gardens of approx 1/3 acre
- 3 Bedrooms (Master with En suite)
- Double Garage and ample Parking
- Thermal solar and photovoltaic panels
- Stunning Tamar Valley Views



This splendid semi detached Cottage believed to date back to 1850, has a large extension and wonderful outside space. It has been greatly improved by the current vendors to provide comfortable living suitable for a variety of buyers. The versatile accommodation would suit both a family, extended family or be ideal for anyone working from home. The main door opens up to a Porch being a useful space for shoes etc, with an internal door opening to the Hallway. The Dining room is a nice, light room, facing to the front elevation. It is one of many rooms enjoying extensive views, stretching as far as the eye can see. The modern Kitchen has high gloss wall & base units, roll top work surfaces, under unit space with plumbing for a dishwasher, drawer space, eye level oven/grill, plus an induction hob with a stainless steel and glass canopy above. From the hallway, steps lead down to the main reception room, the good sized Lounge. The main feature is the fireplace housing a gas fired log effect stove. There are ceiling beams, with staircase rising to the first floor and an archway to a reading area. From the hallway the Family Bathroom can be accessed complete with a bath, low level WC, pedestal wash hand basin, and shower housing the mains shower. Following on, the Utility has a Belfast sink, plumbing and space for washing machine, wall mounted central heating / hot water boiler, plus a cupboard housing the solar energy system. There is a side Porch with a door providing external access. Bedroom 3 has a Velux window facing to the side.

The following section could be used as an annexe. It includes a Snug/Reception room with the main feature as a fireplace with a cast iron wood burning stove. (There is also a gas point.) An archway and stairs lead up to the impressive Master Bedroom, a large double, complete with mirror fronted, walk in wardrobe. Sliding patio doors open to the attractive courtyard garden. The En suite Shower room comprises of a low level WC, wash hand basin, double sized shower cubicle housing a mains shower. Bedroom 2 is located on the first floor and this is a double bedroom facing to the front enjoying the wonderful views. There is also an En suite Cloakroom comprising of low level WC, & a wash hand basin.



OUTSIDE

To the front there is parking for approximately 4 vehicles, including space for a motor home/caravan. The front garden is mainly stocked with a variety of mature shrubs, flowers and a pond. The Double Garage has electronically operated doors, power, light, plus a workshop area. To the side there is a gateway which opens to a paved area. Steps rise to a slate tiled patio area where there is a garden pond attracting wildlife and edged with mature flowers & shrubs. A pathway then leads up to the private, secluded rear garden covering about 1/3 of an acre. This includes lawns, summer house with decked terrace, plus a pool house with indoor swimming pool to a depth of 1.7 metres. The garden has a sunny aspect and is edged with a selection of fruit trees and soft fruit bushes. There are also mature trees, natural hedging, vegetable garden with green house plus a shed. There is an outbuilding with up and over door and side door, suitable for storing garden tools and machinery. The gardens also offer a magnificent viewpoint.

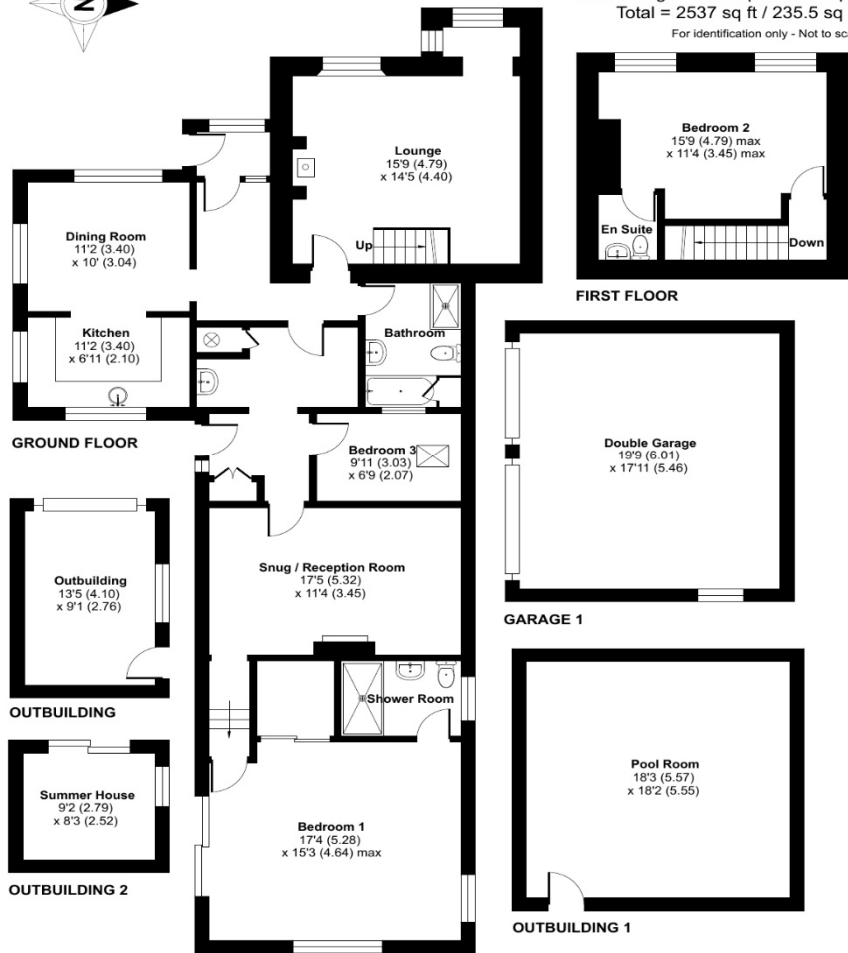
Services: Mains Electric, Gas, Water & drainage.
The property has triple glazed windows & the solar panels provide an income

Council Tax: According to Cornwall Council the Tax Band is D.



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Approximate Area = 1653 sq ft / 153.5 sq m
 Garage = 353 sq ft / 32.7 sq m
 Outbuildings = 531 sq ft / 49.3 sq m
 Total = 2537 sq ft / 235.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Dawson Nott Ltd. REF: 1468764

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

