



Town • Country • Coast



Buzzard Rise

St. Anns Chapel, Gunnislake

Guide Price £365,000



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Buzzard Rise

St. Anns Chapel, Gunnislake

Beautifully presented throughout, this impressive detached family home offers generous two reception room, four double bedroom and two bathroom accommodation, complemented by enclosed gardens and a fantastic outdoor entertaining area, enjoying stunning views of Plymouth Sound, together with off road parking for at least three vehicles.

The welcoming reception hall provides a great first impression, also used as a useful study, appealing to those working from home, with ample built-in storage and a useful downstairs cloakroom. A stylishly decorated lounge has a characterful feel with fireplace recess and beam over, solid oak topped storage cupboards to either side. A well equipped kitchen/diner with integrated appliances including dishwasher, fridge/freezer and washing machine, oven, 5 ring hob and cupboard housing the mains gas fired boiler, and patio doors to the gardens.

Upstairs are four double bedrooms, the main bedroom with a well appointed ensuite shower room, further family bathroom.

Outside, the enclosed level rear gardens provide a private and attractive setting, steps lead up to the highlight being a superb covered bar area and an outdoor kitchen, perfect for entertaining and making the most of the exceptional views.

The property also benefits from parking for three cars, timber storage shed and three years remaining NHBC warranty.





Reception Hall/Study
18'5" x 7'8" (5.62 x 2.35)

Cloakroom

Lobby

Lounge
14'6" x 10'4" (4.42 x 3.16)

Kitchen/Diner
19'0" x 14'2" (5.81 x 4.33)

First Floor Landing

Bedroom 1
11'5" x 10'2" (3.49 x 3.11)

En-Suite
8'0" x 2'10" (2.44 x 0.87)

Bedroom 2
10'0" x 11'10" (3.05 x 3.62)

Bedroom 3
10'11" x 8'3" (3.34 x 2.52)

Bedroom 4
9'3" x 7'8" (2.82 x 2.35)

Shower Room
5'10" x 5'10" (1.80 x 1.80)

Tenure
Freehold

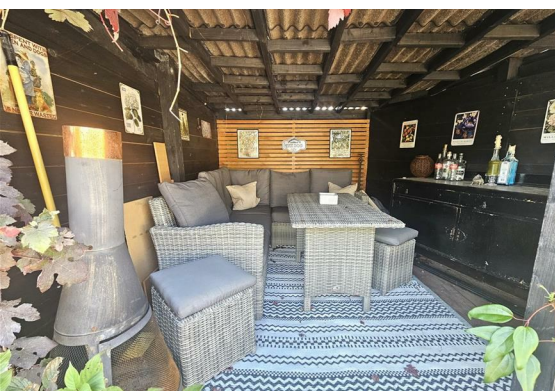
Services
Mains electricity, gas, drainage and metered water.

EPC
B/84

Council Tax Band
D

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.

Directions
From the main road through St Ann's Chapel from Gunnislake, turn right into Buzzard Rise. Continue up the hill and as the road bends round to the right the property can be found on the right hand side.



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.

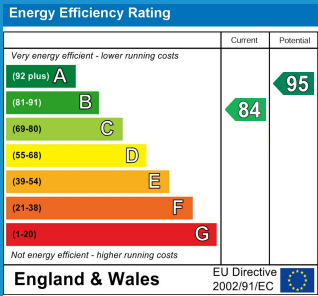
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Area Map



Energy Efficiency
Graph



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