

15 All Saints Park, St Anns Chapel, Gunnislake

PL18 9TA

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Guide Price £365,000

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.

- **Detached Modern House within popular small development**
- **2 Reception rooms and Kitchen including built in appliances**
- **4 DOUBLE Bedrooms - Master Bedroom with En suite**
- **Garage and Additional Parking for 2 vehicles**
- **Easy to maintain South-West facing garden with sweeping views across the Tamar Valley AONB**











This very well presented modern detached house is entered via the Storm Porch. The Entrance door opens to the welcoming Hallway where there are stairs rising to the first floor & there is an under stairs cupboard . The principle reception room being the Lounge has the main feature as the fireplace, which includes a Living flame log effect electric fire with surround mantle & hearth. The room faces to the front. French doors give access to the Dining room. There are French doors giving access to the rear garden. An opening then leads you through to the modern Kitchen which is obviously the chefs domain. It is fitted with a comprehensive range of wall & base units with roll top work surfaces & pan drawers. There is a built in 4 ring Gas hob with a stainless steel & glass canopy above & eye level double oven/grill. Built in full sized dishwasher, part slate finish tiling to the walls, window facing the rear. Internal access into the garage & rear door to the garden. The Cloakroom which is always popular with families follows including low level WC, vanity unit, part tiling to the walls & frosted window to the side.

On the first floor the Landing provides access to the 4 DOUBLE BEDROOMS, Loft access with ladder, window to the front & storage cupboard. The light & spacious Master Bedroom is fitted with a range of built in wardrobes & the windows facing to the front particularly enjoy views across to Dartmoor. The En suite includes a low level WC, vanity unit, shaver point & light, shower cubicle housing the wall mounted electric shower & a frosted window faces to the side. Bedroom Two has a window to the front, enjoying the views & has feature panelling to the walls. Bedroom Three has fitted wardrobes and windows to the rear with far reaching views over the countryside & beyond. Bedroom Four is the last of the double bedrooms, having a window to the rear, again enjoying the views & has fitted wardrobes. The family Bathroom completes the accommodation & has a suite comprising of encased low level WC, vanity unit , bath & over sized shower cubicle housing the shower head, with enclosing doors & tray. Part tiling to the walls, storage cupboard, shaver light & point.









OUTSIDE

To the front there is Parking for 2 vehicles & access to the Garage. To the right hand side there is a gateway & path leading to the rear.

The rear garden which is south west facing has a decked terrace which is an ideal choice for Al fresco dining & entertaining. The garden enjoys the most wonderful river & countryside views. There is a lawned area which is edged with flowers & shrubs and the garden is enclosed with fencing & walling. A paved patio also gives an area suitable for further outside furniture & steps descend to the bbq section. The garden enjoys the most wonderful river & countryside views. Outside tap.

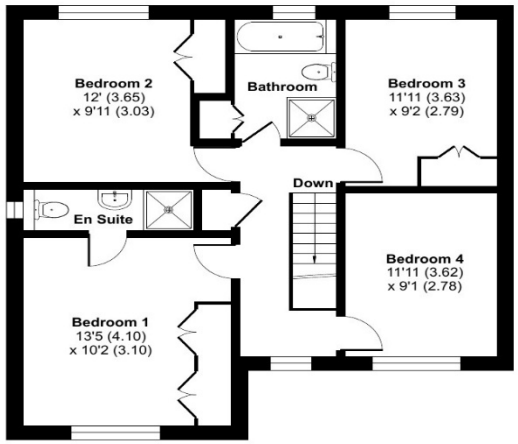
The Garage has an insulated up & over door, power & light & houses the Worcester central heating & hot water boiler. An internal door provides access into the kitchen.

Services:-Mains Electric, Gas, Water and drainage. The property has the benefit of Gas central heating and uPVC double glazing.

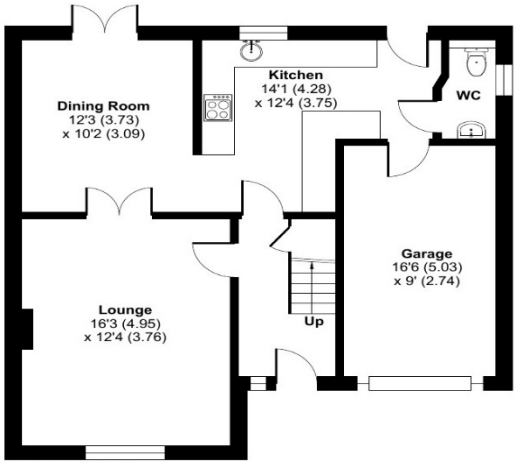
Council Tax:- Band E

St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1312 sq ft / 121.8 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1460 sq ft / 135.5 sq m
For identification only - Not to scale

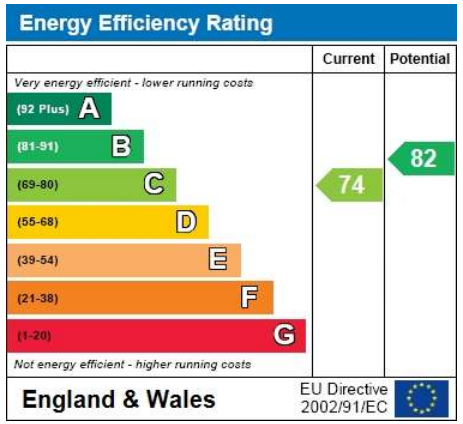


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Dawson Nott Ltd. REF:



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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.

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