



St. Anns Chapel

, Gunnislake

Price Guide £450,000



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St. Anns Chapel

, Gunnislake

Enjoying fantastic views over the Tamar Valley towards Plymouth Sound is this individual detached single storey residence. Completely transformed and extended to create a lovely 2/3 bedroom home in wonderful condition both inside and out!

You step into a large dual aspect open plan kitchen/sitting/dining room which is a very light and airy space. The sitting area takes full advantage of the elevated view over adjoining farmland. French doors give access to a large balcony area. The bespoke kitchen has a range of modern eye and base level units with a large island plus a whole host of integrated appliances. A further door leads directly into a most useful utility room with space for white goods.

Leading off the reception space is the main bedroom again with bi fold doors offering direct access out to the balcony and the views beyond. tucked behind a privacy wall is a built in wardrobe and a further door through to the large boutique style en suite with both a double shower enclosure and separate bath. Bedroom 2 is a rear aspect double bedroom over looking the rear garden again with a luxury en suite shower room. The third bedroom is also rear aspect and adjoins the utility room with an en suite WC plus a wood burner to one corner. Our vendor currently uses this room and a snug but it does offer endless potential for various uses.

The property is approached off an un adopted shared lane through 2 five bar wooden gates onto a large gravel driveway for several vehicles. There is also space for a caravan or motor home. Beyond the driveway is an area of lawn that adjoins open countryside. This garden runs the full length of the plot. Behind the property is a further area of garden enclosed to one side by a mature hedge. This garden also has a lawn and a pretty well stone flower border. Under the front extension is a useful basement room with access from the driveway ideal for storage purposes





Living Room

21'3" x 19'5" (6.50m x 5.94m)

Kitchen/Breakfast Room

4.56m x 3.84m

Utility Room

8'10" x 8'6" (2.70m x 2.60m)

Snug/Bedroom 3

15'7" x 8'8" (4.76m x 2.65m)

En-Suite

4'11" x 3'6" (1.51m x 1.09m)

Bedroom 2

12'10" x 11'1" (3.92m x 3.38m)

En-Suite

11'0" x 4'8" (3.37m x 1.43m)

Bedroom 1

15'3" x 4'8" (4.66m x 1.43m)

Dressing Room

8'3" x 4'0" (2.54m x 1.24m)

En-Suite

6'6" x 12'2" (2.00m x 3.71m)

Tenure

Freehold

Services

Mains electricity, drainage and metered water.

Council Tax Band

D

EPC

C/69

Situation

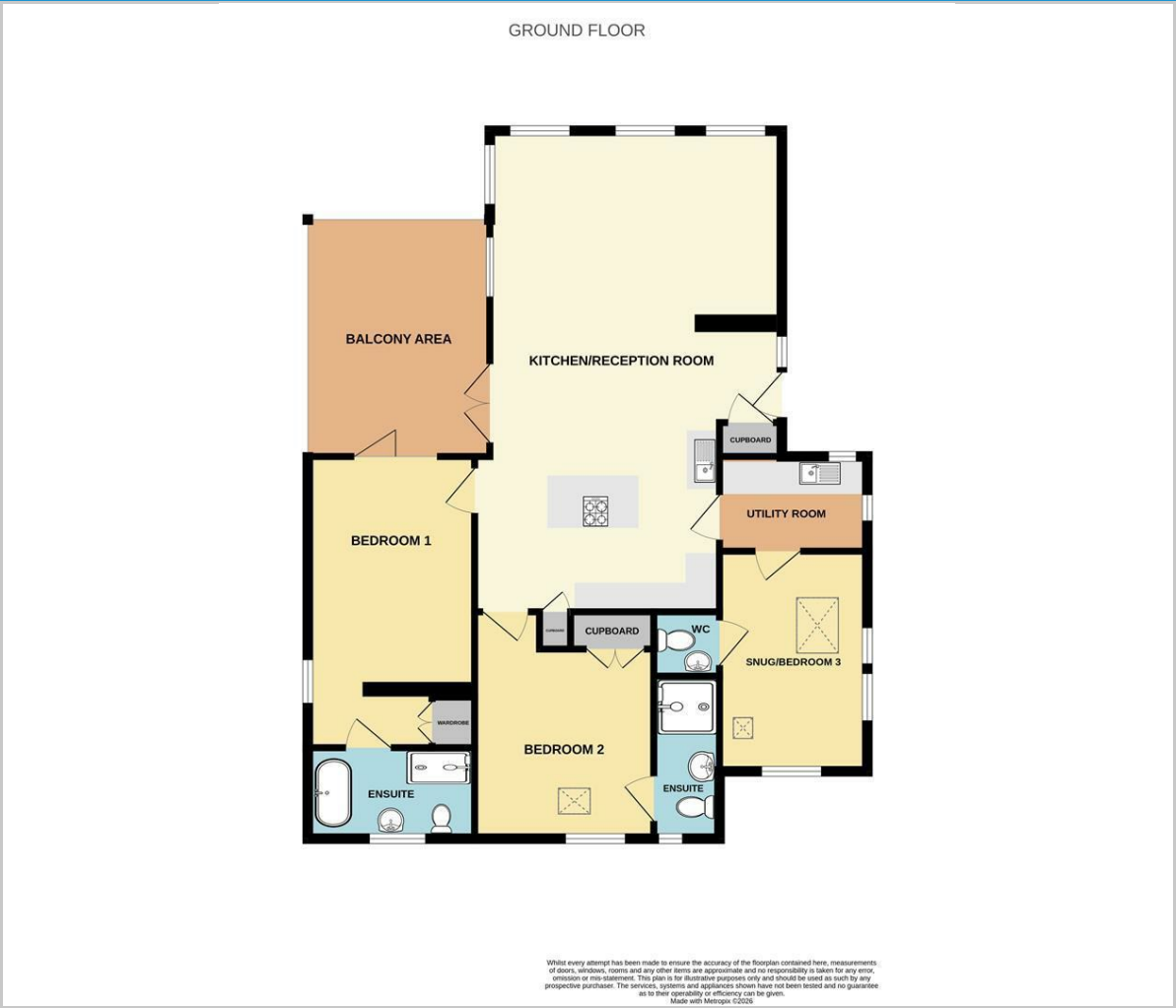
St Anns Chapel is a village in the heart of the Tamar Valley and lies approximately 1 mile from the Cornwall and Devon border. In the village there is a convenience store with petrol station and take-away, primary school and the train station with regular trains to and from the City of Plymouth. The 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 Gunnislake proceed up the hill towards St Ann's Chapel. Drive through the village and turn left into a small lane, opposite the petrol station, just before the turning into Tamar Valley Holiday Park. Carfrae is the first property on the left.



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

