



St Anns Chapel, Gunnislake
PL18 9FB



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Guide Price £280,000

Situation:- St Anns Chapel is a small village close to the Tamar Valley a designated area of outstanding natural beauty. Local amenities and facilities include a nearby shop, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Good size Linked Modern House sited on a corner plot
- 4 Bedrooms, Cloaks, Bathroom and En suite
- Open Plan Lounge/Diner/Kitchen
- Only just redecorated
- Garage, Parking, Gardens & Extensive Views
- NO CHAIN



Situated on a corner plot the property is approached via a gateway and pathway. The side main entrance door opens to the hallway with stairs rising to the first floor and a large useful storage cupboard ideal for coats and shoes. There is a downstairs cloakroom which comprises of a low level WC, corner wash hand basin with tiled splashback, radiator and a frosted window facing to the front. From the hallway internal doors leads into the spacious open plan lounge/dining/kitchen. The Lounge area has ample room for reception furniture and there is a uPVC double glazed window with modern window shutters facing to the side and French doors with matching side panel facing to the rear over looking the garden. Large under stairs storage cupboard. The Kitchen is fitted with a range of modern wall and base units, square edged work top surfaces with matching splash backs, space saving cabinets, stainless steel canopy incorporating the extractor, 5 ring gas hob and a double oven/grill beneath. Space for American style fridge/freezer, built in dishwasher, sink unit with pull out tap, window facing to the front.

On the first floor the Landing gives access through to the bathroom and bedrooms. There is loft access, airing cupboard which houses the hot water tank, and there is a feature shaped window to the side with a deep sill. Bedroom 1 is a good sized double bedroom facing to the rear with stunning views across to the countryside, River Tamar and as far as the eye can see. The En-suite follows which has a low level WC, wash hand basin, over sized shower cubicle with a bar shower, contrasting tiles and a heated towel rail. Frosted window facing the front. Bedroom 2 a double bedroom with windows facing the front. Bedroom 3 is a double bedroom with wonderful views facing to the rear. Bedroom 4 faces to the rear enjoying the views. To complete the accommodation the Family bathroom comprises of a low level WC, wash hand basin, bath with an electric shower over, contrasting tiles, heated towel rail and frosted window facing the front.



OUTSIDE

To the front there is a driveway for 1 vehicle leading up to the garage. The garage has a metal up and over door, consumer boxes, utility section with a range of units and cabinets, wall mounted central heating and hot water boiler, sink unit, under unit space for tumble dryer and plumbing for washing machine. Power and light and rear door giving access to the garden.

The front garden is low maintenance with paved pathway leading to the main side entrance, being laid to pebble with shrubs. The side garden has a lawned section with flowers, shrubs, Cornish walling and pebble finished areas. To the rear there is a patio area ideal for al fresco dining, lawned section, pebble finished areas and shrubs. The garden is enclosed with fencing and Cornish walling and there is also a door which gives access into the garage.

Services:- Electric, water, drainage and Gas.

Council Tax:- According to Cornwall Council the Band is C.

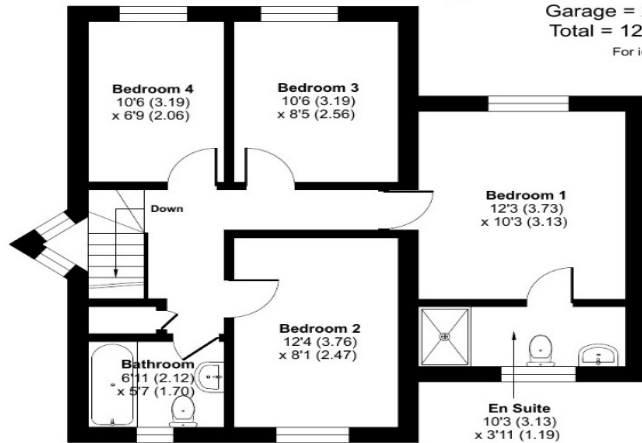
Service Charge:- £70.00 per annum.

The present vendor has redecorated throughout to enable the new owners to just place their furniture in each room!

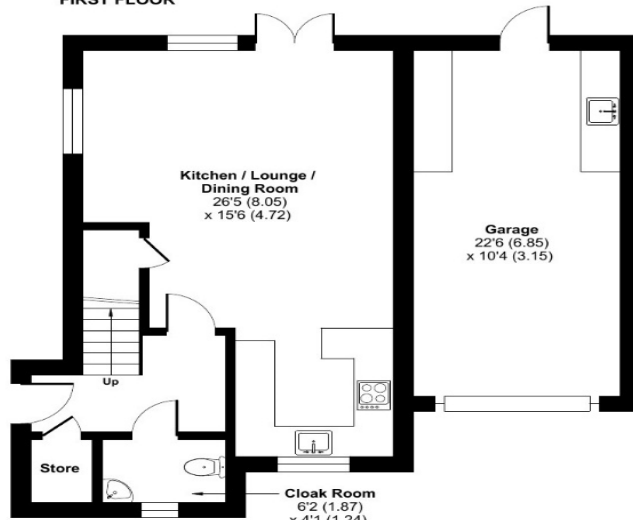


Phoebe Close, St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1053 sq ft / 97.8 sq m
 Garage = 232 sq ft / 21.5 sq m
 Total = 1285 sq ft / 119.3 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). © nche.com 2026. Produced for Dawson Nott Ltd. REF: 1411447

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			94
(81-91) B		83	
(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.

