



Town • Country • Coast

St. Anns Chapel, Gunnislake

Guide Price £475,000



## St. Anns Chapel, Gunnislake

**IDEAL FAMILY HOME WITH 1/3RD ACRE!** Originally built in 1906, is this elevated and imposing Edwardian style semi-detached family home, enjoying panoramic views toward Plymouth Sound, offering three reception rooms, four double bedrooms, two bathrooms and extensive gardens to the front and rear extending to approximately 1/3rd of an acre. The long private drive also provides ample parking for several vehicles both in front and to the side of the house. Having been carefully maintained by the current vendors, with energy efficiency in mind, the property boasts privately owned photovoltaic solar panels, upvc double glazed replacement sash windows, mains gas fired central heating via a combination boiler and electric underfloor heating to the extension, which provides a garden room and utility, carried out in 2011.

The spacious accommodation, with character features such as picture rails, decorative ceiling roses, timber doors and sash windows, comprises an entrance porch into a welcoming entrance hall, generous sitting room and dining room, both with multi-fuel burning stoves. The well fitted kitchen/breakfast room has a breakfast bar, integrated dishwasher, fridge, freezer, eye level double oven and gas hob. The garden room is a pleasant place to sit and look up the garden, with further door into a large useful utility room and downstairs cloakroom. On the first floor are three generous double bedrooms, one with ensuite shower room and a family bathroom. Stairs to the second floor loft double bedroom, also enjoying views.

The drive leads up to the front and side of the house, with lawned areas and access to the rear. Large patio with a detached studio/office, ideal for those with a hobby or working from home, steps up to a further patio and ornamental pond. Extensive lawned gardens have an abundance of mature trees including Oak and Horse Chestnut, good sized vegetable garden, useful store sheds and greenhouse and an Orchard inc. apple, plum, pear and damson trees.





#### Entrance Porch

#### Entrance Hall

#### Sitting Room

15'8" x 14'3" (4.80m x 4.35m)

#### Dining Room

14'3" x 13'9" (4.35m x 4.20m)

#### Kitchen/Breakfast Room

13'3" x 12'2" (4.05m x 3.73m)

#### Garden Room

23'11" x (7.30m x )

#### Utility Room

11'6" x 10'9" plus cloakroom (3.53m x 3.28m plus cloakroom)

#### Cloakroom

#### First Floor Landing

#### Bedroom 1

13'9" x 14'9" (4.19m x 4.50m)

#### Bedroom 2

14'9" x 14'0" (4.50m x 4.27m)

#### Bedroom 3

13'3" max x 12'6" (4.06m max x 3.82m)

#### En Suite Shower Room

5'8" x 4'0" (1.74m x 1.22m)

#### Bathroom

9'11" x 6'11" (3.03m x 2.11m)

#### Second Floor Bedroom 4

16'2" x 15'8" (4.95m x 4.80m)

#### Outside

#### Detached Studio

15'10" x 9'0" (4.84m x 2.76)

#### Services

Mains water, electricity, drainage and gas. Privately owned photovoltaic solar panels.

#### EPC

C/75

#### Local Authority

Cornwall Council - Tax Band E

#### Tenure

Freehold

#### Agents Note

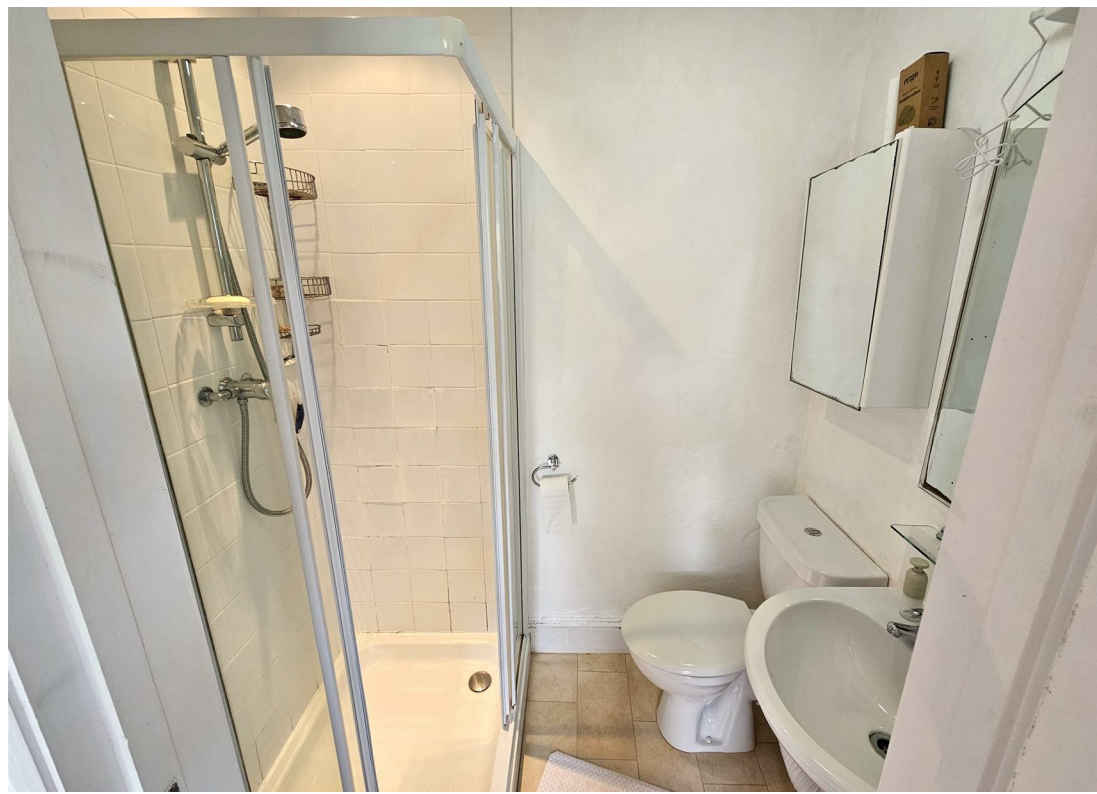
The neighbours of the adjacent detached house have a right of way over the drive to the side of this property, to gain access into their garden if needed.

#### 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. Being only a few minutes walk from the popular pub/restaurant, The Rifle Volunteer.

#### Directions

Proceed along the A390 from Tavistock passing through Gunnislake, as you rise up the hill and enter St Anns Chapel, continue into the village and passing the entrances to Sound View and Prospect Terrace and after a short distance the property will be found on the right hand side, with our For Sale board displayed. What3words:///engraving.umbrella.gobbling



Floor Plan



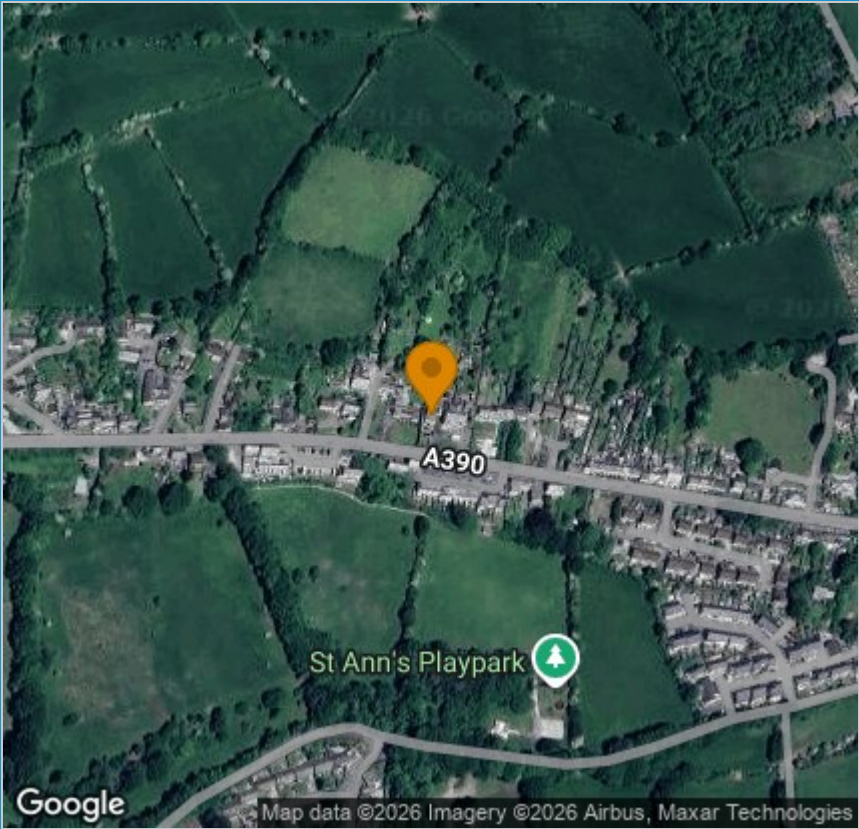
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

