



St. Anns Chapel, Gunnislake
Guide Price £350,000



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St. Anns Chapel, Gunnislake

NO ONWARD CHAIN!!

A bright and spacious four bedroom home in the popular village of St Ann's Chapel arranged with reverse level accommodation to make the most of the amazing views across the Tamar Valley. With high vaulted ceilings, open plan Kitchen/Diner, large living room, utility, four bedrooms, two with en-suites and wrap around garden, this makes an ideal family home.

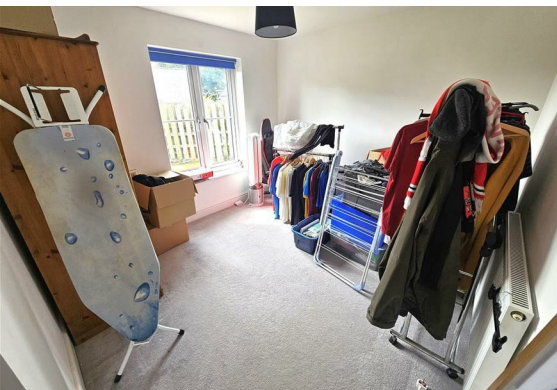
On entry level, you will find a newly fitted Howden's Kitchen, with high ceilings, dual aspect, with breakfast bar and dining area, perfect for entertaining, and enjoying the views to the front. A large lounge allows for plenty of space for family living with double doors opening out to a sunny decked area. On this level there is also a cloakroom WC, a useful utility room and internal access to the garage.

Stairs lead down to the four double bedrooms, two with en-suite shower rooms, as well as a family bathroom. Currently the fourth bedroom is set up as another reception room, with double doors leading out to the garden.

Outside the property is enclosed with fencing. The garage can be found to the front with parking for a couple of vehicles. There is a pretty front garden and access to the side round to the rear garden which is laid to lawn.

The property is situated at the entrance of a private lane, but enjoys easy access to A390, being just a short distance to the nearby towns of Callington and Tavistock.





Entrance Hall

10'11 x 9'08

Cloakroom

4'05 x 7'06 (1.35m x 2.29m)

Kitchen/ Dining Room

13'09 x 19'09 (4.19m x 6.02m)

Living Room

12'4 x 23'8 (3.76m x 7.21m)

Balcony

Utility Room

12'60 x 6'10 (3.66m x 2.08m)

Garage

Ground Floor hall

5'00 x 13'02 (1.52m x 4.01m)

Bedroom 1

4'10 x 9'3 (1.47m x 2.82m)

Ensuite

5'11 x 4'8 (1.80m x 1.42m)

Bedroom 2

13'9 x 13'9 (4.19m x 4.19m)

Ensuite

7'5 x 4'11 (2.26m x 1.50m)

Bedroom 3

9'07 x 10'00 (2.92m x 3.05m)

Bedroom 4

13'10 x 9'4 (4.22m x 2.84m)

Family Bathroom

8'3 x 5'3 (2.51m x 1.60m)

Services

Mains gas, electric, water and drainage.

Tenure

Freehold

Council Tax

D

EPC

81/B

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

Proceed along the A390 from Tavistock passing through Gunnislake, as you rise up the hill and enter St Anns Chapel, the property is found on your right hand side up a private lane (Christmas Lane) and is the first one on your right hand side upon entering.

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

