



St Anns Chapel, Gunnislake

PL18 9FQ



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ESTATE AGENTS

Guide Price £289,950

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.

- **Modern Semi Detached House** arranged over 3 levels
- **Kitchen** with built in appliances
- **Large Master Bedroom** with En suite
- **Garage, Parking and Gardens**
- **Still covered** under the NHBC guarantee
- **NO CHAIN**



The property is approached via a pathway and storm porch. Entrance door opens to the Hallway with stairs rising to the first floor. The Cloakroom comprises low level WC, wash hand basin, part tiling to the walls and frosted window facing to the front. From the hallway an internal door leads into a bright and airy Lounge which has ample room for reception furniture. There is a uPVC double glazed window with fitted blinds facing the front. The Kitchen/Dining room then follows, the kitchen being fitted with a range of high gloss wall and base units, roll top work surfaces with matching splashback. There is a 5 ring gas hob with stainless steel canopy above incorporating the extractor, splashback and double oven beneath. Drawer space, built in fridge and freezer and dishwasher, uPVC double glazed window fitted with blinds facing to the rear elevation over looking the garden. Cupboard housing the central heating and hot water boiler. The dining area has French doors fitted with blinds giving access to the rear garden and a large under stairs storage cupboard.

On the first floor the Landing gives access to the first floor accommodation which includes 3 bedrooms and the Bathroom. Bedroom 2 is a double bedroom with uPVC double glazed window with fitted roller blinds facing to the front elevation. Bedroom 3 faces to the rear over looking the garden and has a uPVC double glazed window with a roller blind. Bedroom 4 again has a uPVC double glazed window facing to the rear with roller blind. The family Bathroom has a suite comprising a low level WC, wash hand basin, bath with a mixer tap/shower over, heated towel rail, part tiling to the walls, shaver point and a frosted uPVC double glazed window to the side.

From the landing internal door leads into an inner recess with a window to the front. Stairs then rise to the Master Bedroom which is a spacious double bedroom, and enjoys the most wonderful countryside and river views from the front elevation via the Upvc window. Internal door leads into the En suite comprising low level WC, wash hand basin, oversized shower cubicle housing the bar shower with an enclosing screen. There is a heated towel rail, shaver point and the walls are part tiled.



OUTSIDE

The property is approached via a pathway and 2 steps leading up to the front entrance. There is a lawn, pebble finished area and paving. The driveway is suitable for 1/2 vehicles and has a car charging point. The Garage has a metal up and over door. The rear garden has a nice sized paved patio area ideal for outside furniture, al fresco dining etc. Steps lead up to the raised lawned gardens with a Cornish bank and the garden is enclosed with fencing. A door gives access into the garage.

Services:- Mains Electricity, Gas, Water and drainage

Council Tax:- Cornwall Council state the banding for this property is Band C

Service Charge:- £194.40 per annum

The property has Gas central heating and uPVC double glazing.

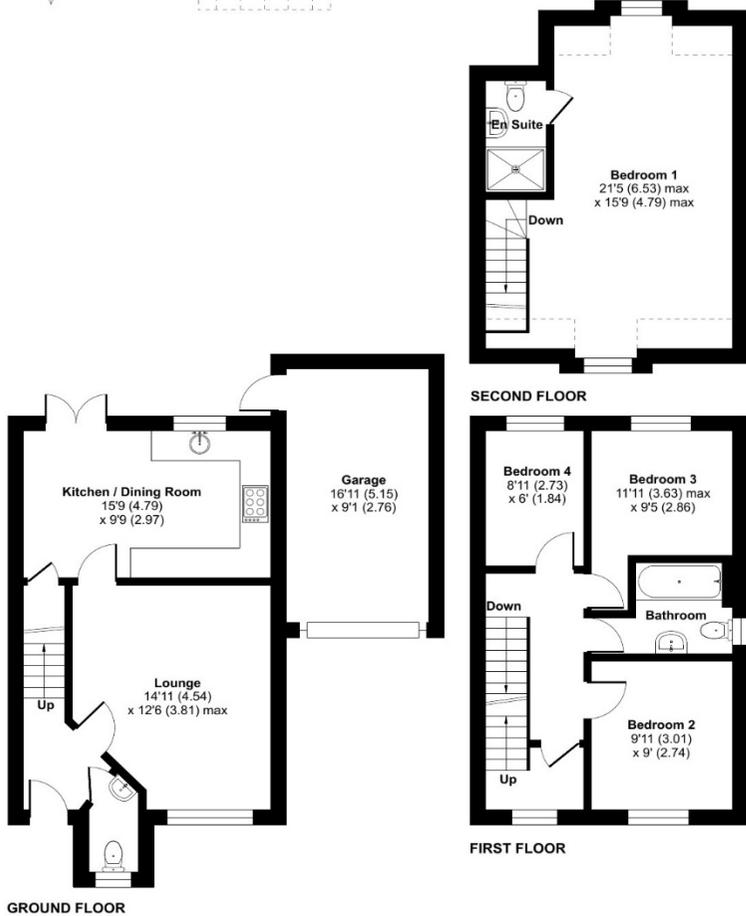


St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1091 sq ft / 101.3 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1282 sq ft / 119 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Dawson Nott Ltd. REF:1428935

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			95
(81-91) B	85		
(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.

