



Offers in excess of £650,000 - Freehold
St Anns Chapel PL18 8BN

DOWSONnott
ESTATE AGENTS

A state of the art individually designed detached residence having spectacular Tamar Valley Views situated on the fringes of Gunnislake. The property has recently been constructed and a great deal of thought has been considered when deciding on the design, fittings and finishes throughout. The versatile accommodation would make an ideal choice for persons looking for a family/extended family or a property suitable for working from home purposes. There is an impressive bespoke Kitchen/Dining/Lounge which is a very social room and an ideal space for entertaining being the hub of the house. The Master suite is stunning and includes the bedroom section with free standing slipper bath, En suite shower, Dressing room and En suite Cloakroom and enjoys the best views from the house! Three of the four further bedrooms have En suites and there is also a downstairs Shower room.

Externally the property has planning permission for a double garage which was granted in 2022 (Cornwall Council Planning - PA22/04942). The gardens are yet to be completed and a blank canvass for individual tastes and requirements. There is also the scope for an additional building plot subject to the necessary planning permission being approved. A VIEWING IS HIGHLY RECOMMENDED.



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 which is a popular choice for both commuting and recreational purposes. The property is ideally situated to have the options of either main shopping in Callington, Tavistock or Launceston all of which have a more comprehensive range of facilities. There are a number of leisure pursuits to be enjoyed by all the family a short distance away and the coast is approximately forty five minutes drive.

Hall:-

A welcoming reception hallway with access to the ground floor rooms, stairs rising to the first floor, under stairs recessed storage area, wood effect tiled flooring.

Open plan Kitchen/Dining/Lounge:- 30'9" (9.37m) Max x 31'7" (9.63m) Max

Such an impressive social room including the Kitchen fitted with a comprehensive range of cabinets, quartz worktop surfaces, tall integrated fridge and freezer, 2 eye level ovens, built in

Bedroom 5:- 10'8" (3.25m) x 13'11" (4.24m)

A versatile room which can be used for individual purposes. Double glazed window to the front elevation.

Sun/Living room:- 13'9" (4.19m) x 12'5" (3.78m)

Having a feature glass roof lantern, triple bi fold doors to the south facing side elevation, half height modern panelling to the walls, wood effect tiled flooring.

First Floor:-

Landing:- 9'4" (2.84m) x 9'1" (2.77m)

Galleried landing with balustrades overlooking the ground floor reception hall, skylight windows to the front and rear elevations.

Study:- 12'0" (3.66m) x 13'4" (4.06m)

Open space with room for reception/office furniture, loft access. Double glazed window to the front elevation. Door to:-

Laundry Room:- 7'3" (2.21m) x 8'7" (2.62m)

Plumbing and space for washing machine, space for tumble dryer, base units, drawers, sink unit with drainer and tap above. Velux window to the rear.



oven/microwave. Fisher & Paykal dishwasher drawers, sink unit with waste disposal unit and Quooker hot tap over and modern brick style tiles to the walls. Island housing the induction hob with canopy above and stainless steel finished cylinder incorporating the extractor. Breakfast bar station, oak worktops. Bar section with sink unit, quartz worktops and matching upstands, small built in freezer for ice, wall mounted mirror. Generously sized reception space ideal for the family or entertaining with ample room for reception/dining room furniture, wood effect tiled flooring for ease. Large double glazed sliding doors giving access to the side and double glazed windows to the front enjoying the views. Access to:-

Boot Room:- 8'8" (2.64m) x 8'4" (2.54m)

Complete with dog wash station finished in tiling, access to the shower room and the storage room. Double glazed door to the rear, wood effect tiled flooring, loft access.

Shower Room:- 4'9" (1.45m) x 8'4" (2.54m)

Suite comprising wall mounted wash hand basin, encased cistern wall hung low level WC, walk in shower with tray, screen, waterfall shower head, contemporary and modern brick style coloured tiles. Double glazed windows to the side, wood effect tiling to the floor, oak display mantle.

Storage room:- 10'5" (3.18m) x 8'4" (2.54m)

Double glazed window to the rear. Access to:-

Plant Room:- 9'2" (2.79m) x 8'10" (2.69m)

Storing equipment needed for the smooth running of the under floor heating, electrics, water supply, central heating and ventilation.

Bedroom 4:- 13'6" (4.11m) x 17'7" (5.36m)

Large double ground floor bedroom having double glazed window to the rear. Access to:-

En Suite:- 13'6" (4.11m) x 4'6" (1.37m)

Vanity unit including the wash hand basin, low level WC, Shower cubicle, double glazed window to the front, wood effect tiling to the floor, extractor.

Master Suite:-

Master Bedroom:- 18'5" (5.61m) x 14'3" (4.34m)

A stunning suite which includes the Master Bedroom having panoramic Tamar Valley views through large encased windows to the front elevation. Modern slipper bath with chrome free standing bath shower tap. Upright radiator, air conditioning.

En suite Shower area:- 18'5" (5.61m) x 4'0" (1.22m)

With walk through shower cubicle housing the waterfall shower, half height shower head, tiling to the walls, tray and glass detail. Window with Tamar Valley views.

Dressing room:- 15'1" (4.6m) x 12'7" (3.84m) Max

With ample space for either fitted or free standing bedroom furniture, velux window to the rear elevation. Door to:-

En suite Cloakroom:- 6'6" (1.98m) x 6'8" (2.03m)

Suite comprising of his/hers vanity units with wash hand basins, and cabinets below, low level WC, wall mounted electric toothbrush charger, shaver point, velux window to the rear elevation.

Bedroom 2:- 13'7" (4.14m) x 11'0" (3.35m)

Double bedroom having double glazed windows to the rear elevation, wall mounted heater/air conditioning unit. Opening do:-

Dressing area:- 5'2" (1.57m) x 10'3" (3.12m)

Space for wardrobes and bedroom furniture. Door to:-

En Suite:- 5'1" (1.55m) x 10'3" (3.12m)

Suite comprising low level WC, wall mounted vanity unit with wash hand basin and cabinet below, splashback, wall mounted electric toothbrush charger. Walk in shower with two shower heads, tray, screen and contemporary tiling. Velux window to the rear elevation, heated towel rail.

Bedroom 3:- 13'8" (4.17m) x 11'0" (3.35m)

Double bedroom having double glazed windows to the front elevation again enjoying the views, wall mounted heater/air conditioning unit.



Dressing area:- 5'2" (1.57m) x 10'10" (3.3m)

Space for wardrobes and bedroom furniture. Door to:-

En Suite:- 5'0" (1.52m) x 10'3" (3.12m)

Suite comprising low level WC, wall mounted vanity unit with wash hand basin and cabinet below, splashback, wall mounted electric toothbrush charger. Walk in shower with two shower heads, tray, screen and contemporary tiling. Velux window to the front elevation, heated towel rail.

Outside:-

The property is approached and edged via a Cornish stone wall and an opening gives access to the parking facilities suitable for numerous vehicles. Please note that there is ample space to build a single/double garage. Further stone bank, and access to the front entrance terrace. The gardens are a blank canvas making the choice for individual preferences available. There is also the scope for an additional building plot subject to the necessary planning permission being approved. To the side there is a fenced patio section.

Again panoramic views can be enjoyed from the gardens.

Services:-

Electricity, water and drainage. Air source Heating.

Council Tax:-

According to Cornwall council the council tax band is F.

Note:-

There is a music system with bluetooth connectivity and home automation which is fully programmable through an App.







Floor 0



Floor 1

Approximate total area¹
3501.11 ft²
325.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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