



Guide Price £415,000 - Freehold
St Ann`s Chapel, Gunnislake. PL18 9FL

DOWSONnott
ESTATE AGENTS

Executive style and upgraded detached house which was built in 2021 and should certainly be viewed to be fully appreciated. Situated on a popular development being only one of two properties of the same design this property is within reach of local amenities and facilities. The impressive accommodation includes a bespoke kitchen/dining/family room which most people would be envious of and includes built-in appliances, matching island and recently installed bi-fold doors opening to the rear garden. There is also a light and spacious Lounge, Hall, Cloakroom and Utility room on the ground floor. On the first floor there is a galleried Landing, 4 generously sized Bedrooms, En suite to Bedroom one and Family Bathroom.

Outside being a corner plot there are larger than average Gardens, Double Garage and Driveway suitable for two vehicles. The property is immaculately presented throughout, a credit to the present owners and would make a lovely home for a variety of purchasers.

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.

Storm Porch:-

Storm porch and pathway give access through to the main entrance with composite door, eye spy and inset frosted glass panel and matching side panels.

Hallway:-

LVT water-resistant flooring, stairs rising to the first floor, under-stairs storage cupboard with cloak hanging hooks. Access through to the Lounge, Kitchen and downstairs Cloakroom, radiator.

window to the front elevation, radiator, loft access. Carpeting.

Bedroom 1:- 13'8" (4.17m) x 10'5" (3.18m)

Double bedroom with feature panelling to one wall, radiator, uPVC double-glazed window to the rear elevation overlooking garden and fields with woodland beyond.

Spotlighting, TV aerial point, USB points. Carpeting.

En suite:- 8'8" (2.64m) x 7'8" (2.34m)

Internal door into the En Suite, comprising of low-level WC, wash hand basin, over-sized shower cubicle including the bar shower and head with a tray enclosing sliding door and screen. Walls to the en suite are tiled, shaver point, uPVC double-glazed frosted window with tiled sill to the rear elevation with wall-mounted heated towel rail. Wood-effect flooring,

Bedroom 2:- 12'1" (3.68m) x 9'11" (3.02m)

Internal door into Bedroom 2. Double bedroom. uPVC double-glazed window to the rear elevation again with a pleasant outlook across the garden and beyond, radiator. Chest of drawers modern cabinet with deep drawer space finished in wood. Carpeted.



Cloakroom:- 3'6" (1.07m) x 5'3" (1.6m)

Low level WC, wash hand basin with tiled splashback, radiator, uPVC double glazed frosted window to the side elevation with a tiled sill and LVT water resistant flooring.

Lounge:- 11'1" (3.38m) x 22'7" (6.88m)

Spacious primary reception room having uPVC double glazed square edged bay window to the front elevation, radiator, uPVC double glazed French doors giving access to the rear patio and garden. Carpeting.

Kitchen/Dining/Family room :- 18'8" (5.69m) x 20'6" (6.25m) Min

Bespoke kitchen which has recently been refurbished and fitted to an obvious high quality and includes base units, tall cupboards, brass handles, built in fridge/freezer, built in eye level Deditirch eye level oven and a micro combi oven above. Quartz square edged work top surfaces with matching splashbacks, double Belfast sink with a modern brass swan neck tap over and cupboards below. Built in dishwasher and pan drawers. Matching island with a slim line Neff glass finished 4 ring induction hob, modern extractor canopy above incorporating remote controlled lighting. Base units and matching quartz work top surfaces, breakfast bar with seating area beneath. Shelving with lighting, wooden wall detail, spotlighting. Area suitable for dining room table and chairs, family section with room for reception furniture, radiator, wooden wall detail. Radiator, LVT water resistant flooring, recently installed bi fold doors giving access to the rear garden allowing a great deal of to flow through the room.

Utility Room:- 8'1" (2.46m) x 5'3" (1.6m)

Matching base units to the kitchen, brass handles, quartz work top surfaces with matching splashbacks, cupboard housing the central heating and hot water boiler, plumbing and space for washing machine, space for tumble dryer. Sink unit with brass modern swan neck tap over.

Galliered Landing:-

From the ground floor staircase leads to the first floor and landing with access through to the bedrooms and bathroom. uPVC double glazed

Bedroom 3:- 12'2" (3.71m) x 7'9" (2.36m)

Double bedroom, uPVC double glazed windows to the front and side elevations. Carpeted.

Bedroom 4:- 6'2" (1.88m) x 10'11" (3.33m)

Currently used as a dressing room, fitted with a comprehensive range of wardrobes with sliding doors, central mirrored doors, chest of drawers, hanging rails, storage space and shelving. Dressing table with drawer space, uPVC double glazed window to the side elevation. Carpeted.

Bathroom:- 8'8" (2.64m) x 7'8" (2.34m)

Comprising low level WC, wash hand basin, bath, double sized shower cubicle with sliding glass door and screen housing the bar shower with head, tiling to the walls. The further walls to the en suite are part tiled, heated towel rail, shaver point, uPVC double glazed frosted window to the side elevation with tiled sill, wood effect flooring, airing cupboard housing the hot water tank.

Outside:-

The property is approached via the driveway suitable for two vehicles which leads to the double garage with two opening doors. The front section is finished in pebbles.

To the rear the larger than average gardens include a paved patio ideal for al fresco dining and entertaining which is edged with pebbles. The main garden is laid to lawn and enclosed with fencing. There is a further section of lawn and pathway to the side which leads to the rear access of the garage. Garden shed.

Double Garage:- 17'10" (5.44m) x 17'11" (5.46m)

Power and light, two doors to the front.

Services:-

Electric, gas, telephone, water, drainage.

Council Tax:-

According to Cornwall council the tax band is E.

Note:-

There is a service charge for this development of £195.00 per annum per property.





Floor 0



Floor 1

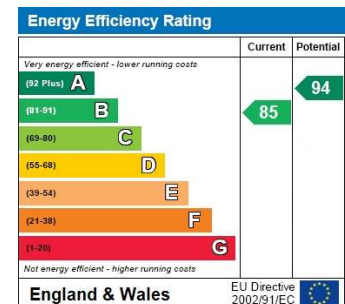
Approximate total area⁽¹⁾

1619.32 ft²
150.44 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. Calculations are based on RICS IPMS 3C standard.

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