



**St Ann's Chapel**  
**PL18 9FR**

 [dawsonnott.co.uk](https://dawsonnott.co.uk)



4



1



2

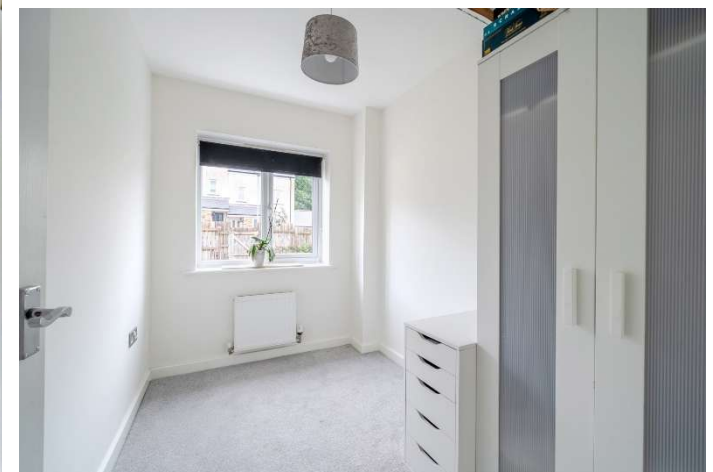
**D**AWSONnott  
ESTATE AGENTS



## Guide Price £297,500

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 for the family.

- Nicely presented Semi Detached House
- 4 Bedrooms
- Master Bedroom with En suite
- Fitted kitchen/dining room with built in appliances
- Low maintenance Gardens
- Parking for 2 Vehicles





A paved pathway leads to the Storm Porch and Entrance door providing access through to the Hallway, with stairs rising to the first floor. There is a down stairs Cloakroom with suite, part tiling to the walls and window to the front. From the hallway internal door leads through to the main reception room being the Lounge, which is a good sized room facing to the front and with ample room for reception furniture. The Kitchen /Dining Room then follows which is the hub of the house and includes a range of contrasting wall and base units with square edged work top surfaces, matching up stands and under unit lighting. There is a Five ring Gas hob with a canopy above incorporating the Extractor fan and a double oven beneath. There are built in appliances which include a dish washer and fridge freezer and there is also plumbing and space for washing machine. The Dining area has French Doors leading to the rear garden and there is a further useful storage cupboard.

On the first floor the Landing allows access to the Bedrooms and Bathroom. There is also an internal door that leads through to a recessed area which then provides access to the second floor accommodation.

On the first floor there are two Double Bedrooms, one facing the front and one overlooking the rear garden. There is also a single Bedroom looking to the rear.

The Family Bathroom comprises of low level WC, wash hand basin, bath with shower over. Window faces to the side and there is a heated towel rail and part tiling to the walls.

On the second floor the impressive Master Suite, which is bright, and airy includes a large Double Bedroom with windows to the front and rear elevations. There is ample room for bedroom furniture and Loft access. The En-suite to the Master Bedroom has a low level WC, wash hand basin and a large enclosed shower cubicle with a bar shower. There is also a heated towel rail and part tiling to the walls.



## OUTSIDE

To the Front there is a pathway which gives access to the front entrance and includes shrubs and flowers.

To the rear there is access via a gate to the two parking spaces and steps leading down to the rear entrance. Where is an attractive raised pebble finished garden which is edged with attractive flower and shrub beds making it an ideal choice for alfresco dining. There is also a paved patio and side access.

Services:- Mains Electric, Gas , Water and drainage.

Council Tax:- According to Cornwall Council is Band C.

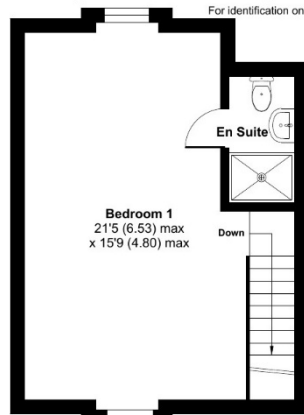
Note:- The vendors have advised that there is service charge of £216.00 per annum and that the property is still covered under the 10 years NHBC guarantee.



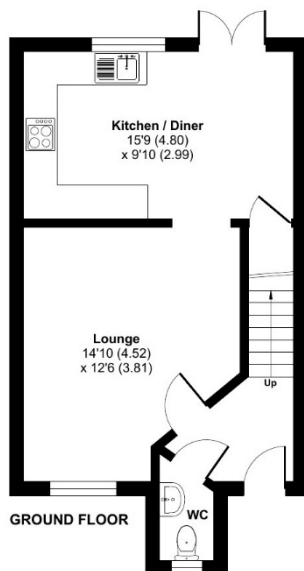
# Curlew Walk, St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1137 sq ft / 105.6 sq m

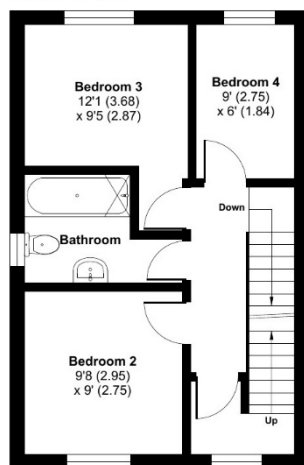
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1304571

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

41 Fore Street, Callington, Cornwall, PL17 7AQ

**Tel: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)**

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.

