



Gunnislake
PL18 9AS

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E S T A T E A G E N T S

Price £595,000

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.

- Executive Detached House
- Impressive open plan Lounge/Diner/Kitchen
- Versatile accommodation
- 4/5 Bedrooms - 4 with En suites
- Gardens, Views and planning for Double Garage
- BEING SOLD WITH NO ONWARD CHAIN



A state of the art individually designed detached residence having spectacular Tamar Valley Views situated on the fringes of St Anns Chapel within reach of local amenities and facilities.

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 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.

BEING SOLD WITH NO ONWARD CHAIN AND A VIEWING IS RECOMMENDED.



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. 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.





Floor 0



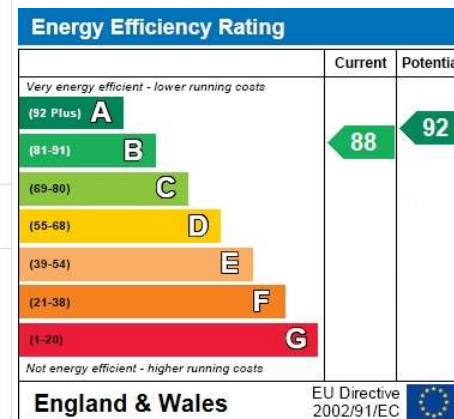
Floor 1

Approximate total area⁽¹⁾
 3440 ft²
 319.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

