



St Anns Chapel
PL18 9HH



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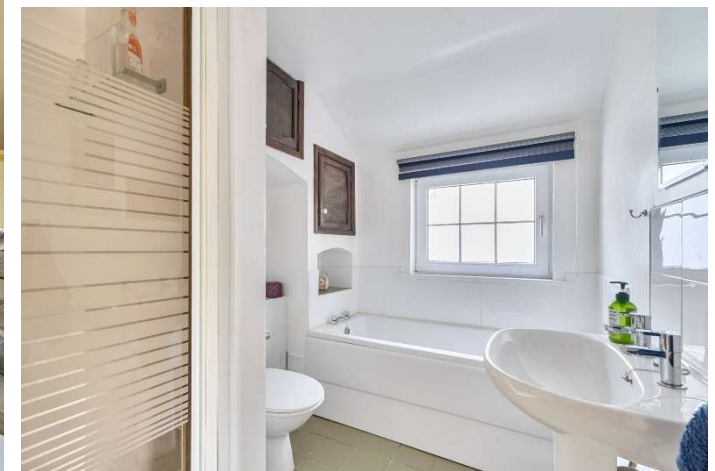
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ESTATE AGENTS

Guide Price £460,000

Situation:- The property is located in St Anns Chapel, part of the Tamar Valley being a designated area of outstanding natural beauty. Local amenities and facilities include nearby shops, public house/restaurant, bus service, well regarded primary school and train station. Many recreational pursuits nearby.

- Superb Semi Detached Cottagel located in Village location
- Set within grounds and gardens of approx 1/3 acre
- 3 Bedrooms (Master with En suite)
- Double Garage and ample Parking
- Thermal solar and photovoltaic panels
- Stunning Tamar Valley Views



This splendid large semi detached Cottage believed to date back to 1850 has been greatly improved by the current vendors to provide comfortable living suitable for a variety of buyers including, a family, extended family, persons who work from home or those needing external space to accommodate a motor home or caravan. The accommodation is versatile which enhances the possibilities or requirements for individual preferences. The main door opens up to a porch being a useful space for shoes etc. Internal door opens to the Hallway. The dining room is a nice & light room facing to the front elevation & is one of many rooms enjoying extensive views stretching as far as the eye can see. The modern kitchen which has high gloss wall & base units, roll top work surfaces, under unit space & plumbing for a dishwasher, drawer space, eye level oven/grill & an induction hob with a stainless steel and glass canopy above.

From the hallway steps lead down to the main reception room being the good sized Lounge. The main feature is the fireplace housing a gas fired log effect stove & there are ceiling beams & a staircase rises to the first floor. Archway to a reading area. From the hallway the Family Bathroom can be accessed complete with a bath, low level WC, pedestal wash hand basin, and shower housing the mains shower. Following on the Utility has plumbing and space for washing machine, Belfast sink, & wall mounted central heating & hot water boiler & cupboard housing the solar energy system. The side Porch has a door providing external access. Bedroom 3 has a Velux window facing to the side.



OUTSIDE

To the front there is parking for approximately 4 vehicles which includes space for a motor home/caravan. The front garden is mainly stocked with a variety of mature shrubs and flowers & a pond. There is a double Garage with electronically operated doors, power & light & a workshop area. To the side there is a gateway which opens up to a paved area ideal for morning coffee. Steps rise to a slate tiled patio area where there is a garden pond, attracting wildlife & edged with mature flowers & shrubs. A pathway then leads up to the private, secluded rear garden amounting to approximately 1/3rd of an acre. This includes lawns, summer house with decked terrace & a pool house with indoor swimming pool having a depth of approx 1.7 metres. The garden has a sunny aspect & is edged with a selection of fruit trees & soft fruit bushes. There are also mature trees, natural hedging, vegetable garden with green house & shed. There are a number of out buildings offering useful storage or creative space. The gardens also offer a magnificent view point.

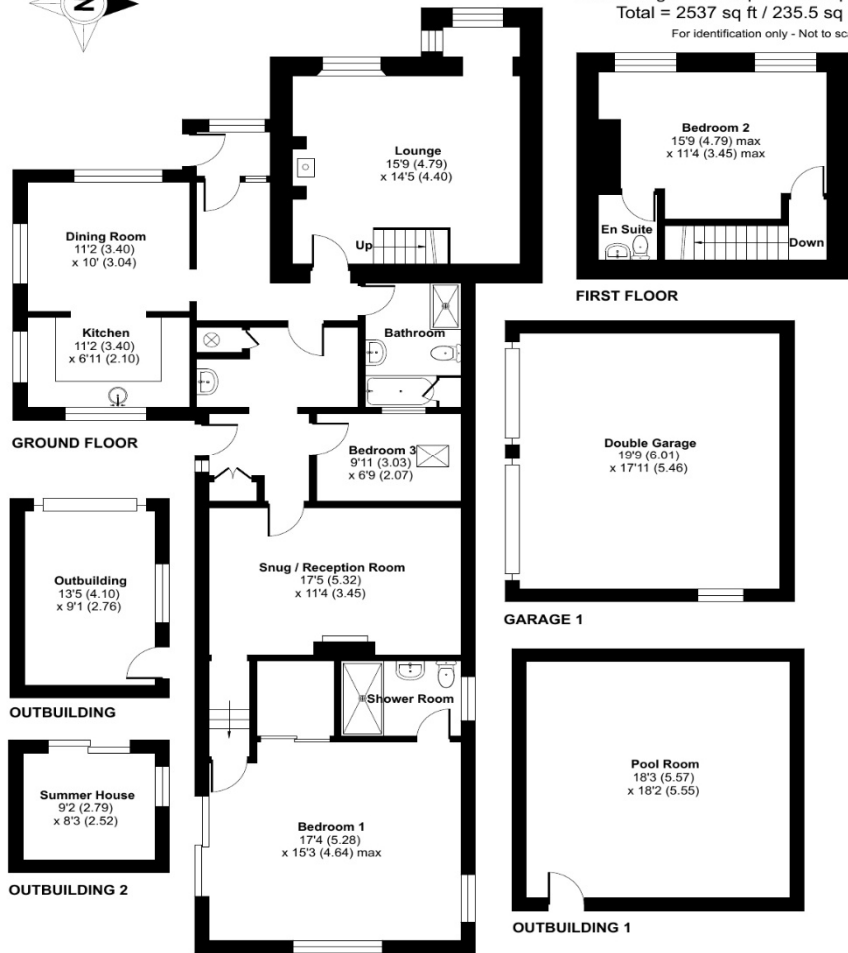
Services: Mains Electric, Gas, Water & Drainage. The property has triple glazed windows & the solar panels provide an income.

Council Tax: Band D.



St. Anns Chapel, Gunnislake, PL18 9HH

Approximate Area = 1653 sq ft / 153.5 sq m
 Garage = 353 sq ft / 32.7 sq m
 Outbuildings = 531 sq ft / 49.3 sq m
 Total = 2537 sq ft / 235.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Dawson Nott Ltd. REF: 1468764

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	88
(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.

