



St Anns Chapel, Gunnislake
PL18 9TA



4



2



2

 dawsonnott.co.uk

DAWSONnott
ESTATE AGENTS

Guide Price £425,000

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 Garage/shop, bus service, well regarded primary school and a train station is approx a mile away. Many recreational pursuits nearby.

- Modern Spacious Detached well presented House
- 4 Double Bedrooms
- Impressive ground floor accommodation
- Cloakroom, En suite and Family Bathroom
- Attractive larger than average Gardens
- Double Garage and ample Parking



The main entrance door opens up to the Porch, which is a useful place for shoes and coats. A door then opens to the Hallway having stairs rising to the first floor, with an under stairs storage cupboard and a recess area. The nice sized Lounge is a light, airy room facing to the front, which has ample room for reception furniture. French doors then give access to the open plan kitchen/dining room. The Dining area has room for a table, chairs and further reception furniture if required. The Kitchen is fitted with a comprehensive range of wall and base units, roll top work surfaces, drawer space and glass fronted display cabinets. Four ring gas hob with electric oven beneath and stainless steel canopy above incorporating the extractor fan. Built in dishwasher, window facing to the rear overlooking the garden and a door giving access to the rear. The Conservatory which follows on from the Dining area is of a generous size and has the benefit of a lined insulated roof. It overlooks the garden and would be a pleasure to relax in. From the Kitchen a door then leads into an inner hallway with a Cloakroom comprising of a low level WC and wash hand basin. Whilst the Utility room is fitted with wall and base units, roll top work surfaces, plus washing machine, with a window facing to the side.

On the first floor the landing provides Loft access, has a linen cupboard with shelving and a window facing to the front with countryside views. It also gives access to the bedrooms and bathroom. The Master bedroom is a good sized double bedroom and has two sets of wardrobes and a window facing to the front. The En suite has a low level WC, wash hand basin, shower cubicle housing the mains fed shower, with aqua waterproof wall covering, heated towel rail, shaver light and point. With a window to the side. Bedroom 2 is a double bedroom facing to the front with storage into the eaves. Bedroom 3 is a double bedroom with fitted wardrobes and windows facing to the rear. Bedroom 4 is also a double bedroom facing the rear with storage into the eaves. The Family bathroom comprises of low level WC, wash hand basin, bath with a mixer shower attachment, separate shower cubicle with a mains fed shower and heated towel rail.



OUTSIDE

To the front there is a pathway which gives access to the main entrance door and the front garden is mainly laid to lawn with natural hedging. There is a driveway for 2 vehicles with access into the double garage. A further path and a gateway to the side gives access to the rear garden. The double garage has an up and over doors, base units, under unit space for further white goods, boiler room housing the Worcester central heating, hot water boiler and a water cylinder, power and light. To the right hand side there is further lawned section with shrubs and trees and a further hardstanding that also belongs to the property.

The attractive rear garden includes a paved terrace being an ideal choice for outside dining, entertaining etc. The main garden is laid to lawn, enclosed with garden fencing and walling and has the advantage of a wealth of colour provided by the well stocked and tended shrub beds and borders. Steps lead down to a further lawned section, a perfect spot as a drying area and where the second paved patio can be found.

Services:- Mains gas, electric, water and drainage.

Council Tax:- Band E



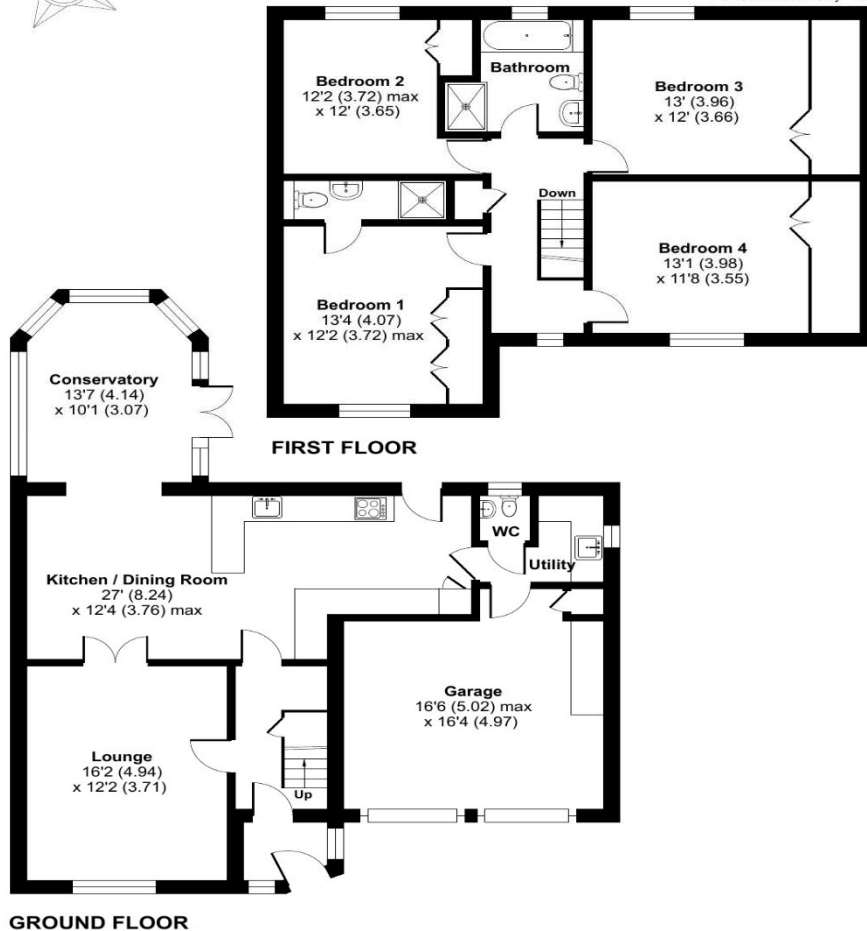
St. Anns Chapel, Gunnislake, PL18

Approximate Area = 1689 sq ft / 156.9 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1931 sq ft / 179.3 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). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1493532

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	76	81
(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		

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: 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.

