

STAGS

Harbour View

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St. Anns Chapel, Gunnislake, Cornwall, PL18 9HP

Tavistock 7 miles - Plymouth 18.5 miles - South Cornish Coast 19.2 miles

A unique and well presented family home set amongst beautiful gardens with an adjoining woodland.

- Adjoining Woodland
- No Onward Chain
- Large Workshop
- Beautifully Landscaped Gardens
- Tenure: Freehold
- Detached Family Home
- 5 Bedrooms
- Private Setting
- Ample Off Road Parking/Garage
- Council Tax Band: F

Guide Price £475,000

SITUATION

The property is situated in the outskirts of the village of St Ann's Chapel, in a desirable and semi-rural position with incredible far reaching views. Within the village of St Ann's Chapel is a shop catering for day to day needs, a village hall, primary school and The Rifle Volunteer pub. Within the parish of Calstock, a similar pretty village within approximately 2 miles, offers a number of popular public houses, whilst the nearby town of Callington offers a more comprehensive range of amenities including supermarkets, schools', doctors' and veterinary surgeries. The property is well situated in East Cornwall with areas of the South Cornish Coast within 20 miles.

DESCRIPTION

A detached, well cherished home that offers a substantial amount of accommodation through a versatile layout. Offering 5 bedrooms, 3 reception rooms, study and ample off road parking, the property benefits from uPVC double glazing with a wooden frame conservatory. Viewings are highly recommended to appreciate the private setting, stunning views over the countryside and beautiful gardens and woodland that extends in total to approximately 2.7 Acres.







ACCOMMODATION

The accommodation throughout the property is presented in good decorative order with well proportioned rooms split over different levels. The front entrance porch provides a perfect space for coats and boots. The accommodation flows from the entrance hall into the sitting room with a beautifully exposed stone fireplace that houses a wood burning stove. A study is located directly off the sitting room that leads into the conservatory which enjoys a most pleasant outlook and access out to the front garden.
The kitchen comprises; a range of wall mounted cupboards, base units and drawers, inset sink, space for free standing oven, and space for further appliances is connected directly to the dining room as well as to the utility space. The utility room leads to a further reception room with stairs up to a double bedroom, a great individual space with far reaching views.
The downstairs is completed by a WC with hand wash basin and separate boiler room.

The first floor presents 4 bedrooms, with a principle ensuite bedroom enjoying far reaching rural views. The first floor is completed by a family bathroom containing a WC, bath with overhead shower, storage cupboard and hand wash basin.

OUTSIDE

The property is approached by its own drive which leads to a substantial area of hardstanding, offering parking for numerous vehicles. There is a generous outbuilding with power and light connected and is divided into a garage and a large workshop. The gardens to both the front and rear are laid to lawn, with mature shrub boundaries, sheltered seating area and the woodland adjacent. The woodland forms the majority of the acreage of the property and offers a range of trees and a pathway, leading through the woodland offers complete privacy and a superb space to feel close to nature.
In all the property extents to approximately 2.7 acres.

SERVICES

Mains water, drainage and electricity. Gas fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

From Callington take the A390 to Tavistock for approximately 4 miles where you will pass a gulf petrol garage on your left hand side and continue for a further 100 metres where you will find the entrance to the property sign posted with the Stags for sale board on your left.
What3words.com - ///emptied.downfield.slant

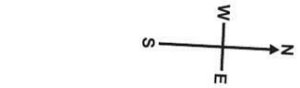






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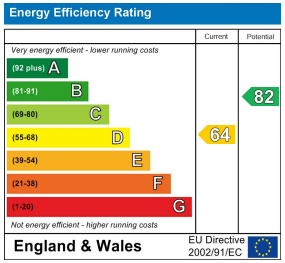


Approximate Area = 2343 sq ft / 217.6 sq m
Garage / Workshop = 909 sq ft / 84.4 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 3347 sq ft / 310.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1237542

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