



ST ANNS CHAPEL GUIDE £750,000



PROSPECT HOUSE

St Anns Chapel, Gunnislake, Cornwall PL18 9HD

A superb period home with separate two bedroom detached cottage set in approximately 2 acres with super views over the Tamar Valley



Four Bedrooms

Detached Barn

Timber Framed Chalet

Large Garden

Double Garage

Area of Outstanding Natural Beauty

GUIDE £750,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

A comfortable detached period house with four bedrooms and large reception rooms plus a separate detached two bedroom cottage and some useful outbuildings located in the hamlet of St Anns Chapel, in the picturesque Tamar Valley, which is designated as an Area of Outstanding Natural Beauty.

The house affords spacious and well-proportioned family sized living accommodation with rooms arranged over two floors benefitting from UPVC double glazing and electric heating. There are some attractive period features including beamed ceilings, joinery work and fireplaces, particularly in the sitting room where there is a large, woodburning stove.

In addition to the main house, within the grounds there is a detached two bedroom cottage which shares the main driveway but has its own private parking area. Currently this is let and producing a useful income of approximately £7260 including a payment for metered water or alternatively the cottage would be suitable for use by dependent relatives, for dual family living. The house and cottage stand in large formal gardens and land totalling approximately two acres with formal gardens surrounding the house and a gentle sloping lawn above. If required, an area could easily be fenced for keeping one pony or other livestock.

Within the garden there is a useful range of outbuildings including a detached double garage with store room above, a detached barn and tractor shed and a timber framed chalet from which there are stunning, unobstructed views extending over the Tamar Valley to Plymouth Sound in the distance.

OUTSIDE

The house stands alongside the A390 road in the hamlet of St Anns Chapel. At the front of the house there is a grass verge and dry stone wall with a gate leading to a level front garden which has been gravelled for ease of maintenance with flowering plants and shrubs adding a burst of colour. A concrete drive at the side of the house leads to a five barred gate which provides vehicular access to the detached double garage, driveway and the cottage parking area.

The large garden at the rear of the house is a particularly attractive feature. Along the back of the house and around the side there is a paved terrace and seating area, complete with timber built cabana and BBQ area, (and a sauna) perfect for outdoor eating and entertaining. Beyond is the productive kitchen garden complete with aluminium framed greenhouse (8' x 6') and a timber built potting shed "12' x 8') with power and light supply. There are several mains cold water taps dotted around, for watering plants or cleaning the car.

Beyond the driveway, the remainder of the garden is gently sloping and predominantly laid to lawn and interspersed with specimen plants, trees and shrubs providing an attractive array of seasonal colour. In addition, it should be noted that this area is large enough to support light grazing by sheep or other livestock or may be suitable for a pony. From almost any spot within the garden, there are super views over the Tamar Valley.

A useful array of outbuildings includes a detached double garage with up and over door and courtesy door to side with power and light. Above the garage, accessed from the rear, is a useful store room which could be used for other purposes, such as a home office, if needed. At the top of the garden, discreetly tucked away and out of sight, there is a detached barn and tractor shed. This also could be put to a variety of uses but is currently used as dry storage and to store the ride on mower.

In addition, there is a detached timber built chalet, which probably enjoys the best views on the property, and has been much enjoyed by the owners' family. It includes a large verandah, lounge, bedroom and kitchen.







ACCOMMODATION

Reference made to any fixture, fittings, appliances, or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

GROUND FLOOR

ENTRANCE PORCH

7'4" x 2'7" (2.26m x 0.81m)

UTILITY ROOM

10'0" x 6'10" (3.07m x 2.09m)

SHOWER ROOM

7'7" x 7'2" (2.32m x 2.21m)

KITCHEN

12'2" x 11'4" (3.72m x 3.47m)

DINING ROOM

11'7" x 11'5" (3.54m x 3.49m)

LOUNGE

18'6" x 12'7" (5.65m x 3.84m)

STUDY

17'1" x 10'3" (5.21m x 3.14m)

INNER HALLWAY

4'8" x 4'5" (1.44m x 1.37m)

FIRST FLOOR

LANDING

5'8" x 5'3" (1.75m x 1.62m)

BEDROOM ONE

13'4" x 11'5" (4.08m x 3.50m)

BEDROOM TWO

13'6" x 12'3" (4.12m x 3.75m)

BEDROOM THREE

12'9" x 8'4" (3.89m x 2.56m)

BEDROOM FOUR

10'5" x 5'11" (3.19m x 1.81m)

FAMILY BATHROOM

12'9" x 8'7" (3.89m x 2.63m)

THE ANNEXE

KITCHEN

10'11" x 6'7" (3.33m x 2.00m)

BATHROOM

BEDROOM 1

12'1" x 7'1" (3.68m x 2.16m)

BEDROOM 2

11'6" x 11'3" (3.5m x 3.43m)

LIVING ROOM

18'3" x 12'1" (5.56m x 3.68m)

THE CHALET

KITCHEN

11'4" x 7'1" (3.45m x 2.16m)
narrowing to 4'1" (1.24m)

SITTING ROOM

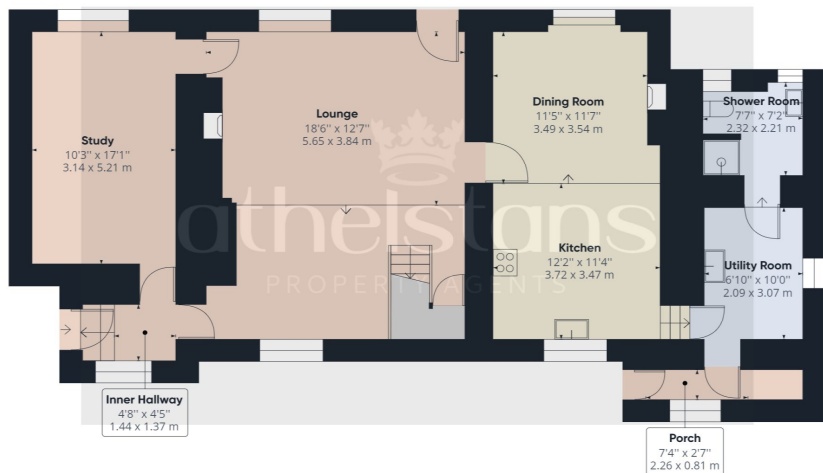
14'0" x 8'5" (4.27m x 2.57m)

BEDROOM

9'6" x 9'0" (2.90m x 2.74m)

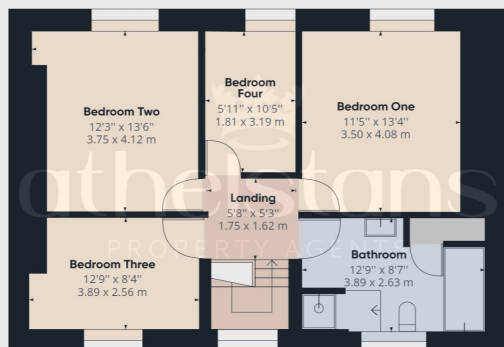
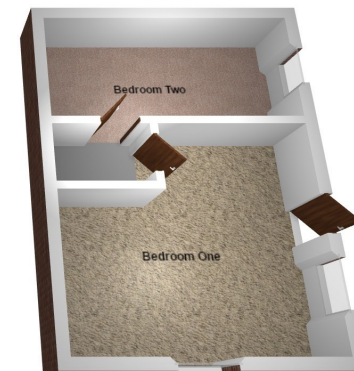


PROSPECT HOUSE



Floor 0 Building 1

THE ANNEXE



Floor 1 Building 1









AGENTS NOTE

If the size of the garden and its management is a concern, the owners are willing to consider retaining the upper part of the land where the barn and chalet are located with a right of access.

SERVICES

Mains electricity with separate supplies to main house and cottage. The barn and chalet share a further separate supply. Mains drainage. Mains water. LPG gas for cooking range in main house, electric cooker in cottage and LPG hob in chalet. Please note that there is mains gas available in the road, if required.

OUTGOINGS

We understand Prospect House is in Band 'D' and The Annexe is in Band 'A' for Council Tax purposes.

VIEWINGS

By appointment with MANSBRIDGE BALMENT ON 01822 612345.

EPC

Prospect House	Rating 42 Band E
The Annexe	Rating 45 Band E

DIRECTIONS

Leave Tavistock via the A390 heading towards Callington and Cornwall. Cross over the River Tamar at Newbridge, into Cornwall. Pass through the village of Gunnislake and head up the hill to Drakewalls and on to St Anns Chapel. The entrance to the house will be found on the right-hand side, opposite the red telephone box.



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** PL19, PL20, EX20*

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