

KIVELLS

6 Kannveyn Oll An Gwella

St. Anns Chapel, Gunnislake





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

Guide Price: £400,000

Brand new three bedroom detached bungalow completed to an incredibly high standard

Situated in a desirable location with fantastic far reaching views towards the River Tamar

Low maintenance front and rear gardens

Off road parking available for two vehicles

Available only to purchasers over the age of 55



Description

This beautifully presented three-bedroom detached bungalow offers an exceptional opportunity for those over 55, seeking a modern and comfortable home in a peaceful setting.

Completed to a high specification throughout, this newly built property is designed to provide both style and practicality, with a focus on low maintenance living.

The heart of the home is a spacious open plan kitchen and living area, featuring contemporary fittings, integrated Bosch appliances, and natural light, making it perfect for both everyday living and entertaining guests.

Each of the three bedrooms are generously proportioned, offering flexibility for guests, hobbies, or a home office. The bathrooms are finished with quality fixtures and fittings, ensuring comfort and convenience.

The front elevation of the property boasts far reaching views towards the River Tamar, providing a wonderful outlook and a sense of tranquillity.



Accommodation

Entrance via a composite door with obscure glazed panelling inset, opening into:-

Hallway

Doors off to all rooms, built-in storage cupboards, access to attic via loft hatch.

Bedroom

uPVC double glazed window to the front elevation enjoying far reaching views, television point.

Open Plan Kitchen & Living Room

uPVC double glazed window to the rear elevation and uPVC double doors with double glazed panelling inset opening onto the rear garden, a range of fitted wall and base units with quartz worktops over incorporating a composite one and a half bowl sink with mixer tap over, integrated electric oven, integrated microwave oven, integrated four ring induction hob with extractor fan over, integrated fridge freezer, integrated Bosch dishwasher, integrated washing machine, integrated bin, television point.

Bathroom

Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with mixer tap over, bath with panel surround and mixer shower with glazed shower screen, chrome heated towel radiator, tiled floor to ceiling throughout.

Bedroom

uPVC double glazed window to the rear elevation, television point, door leading into:-

Ensuite Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, pedestal wash hand basin with mixer tap over, double shower cubicle with mixer shower and glazed sliding shower screen, chrome heated towel radiator, tiled floor ceiling throughout.

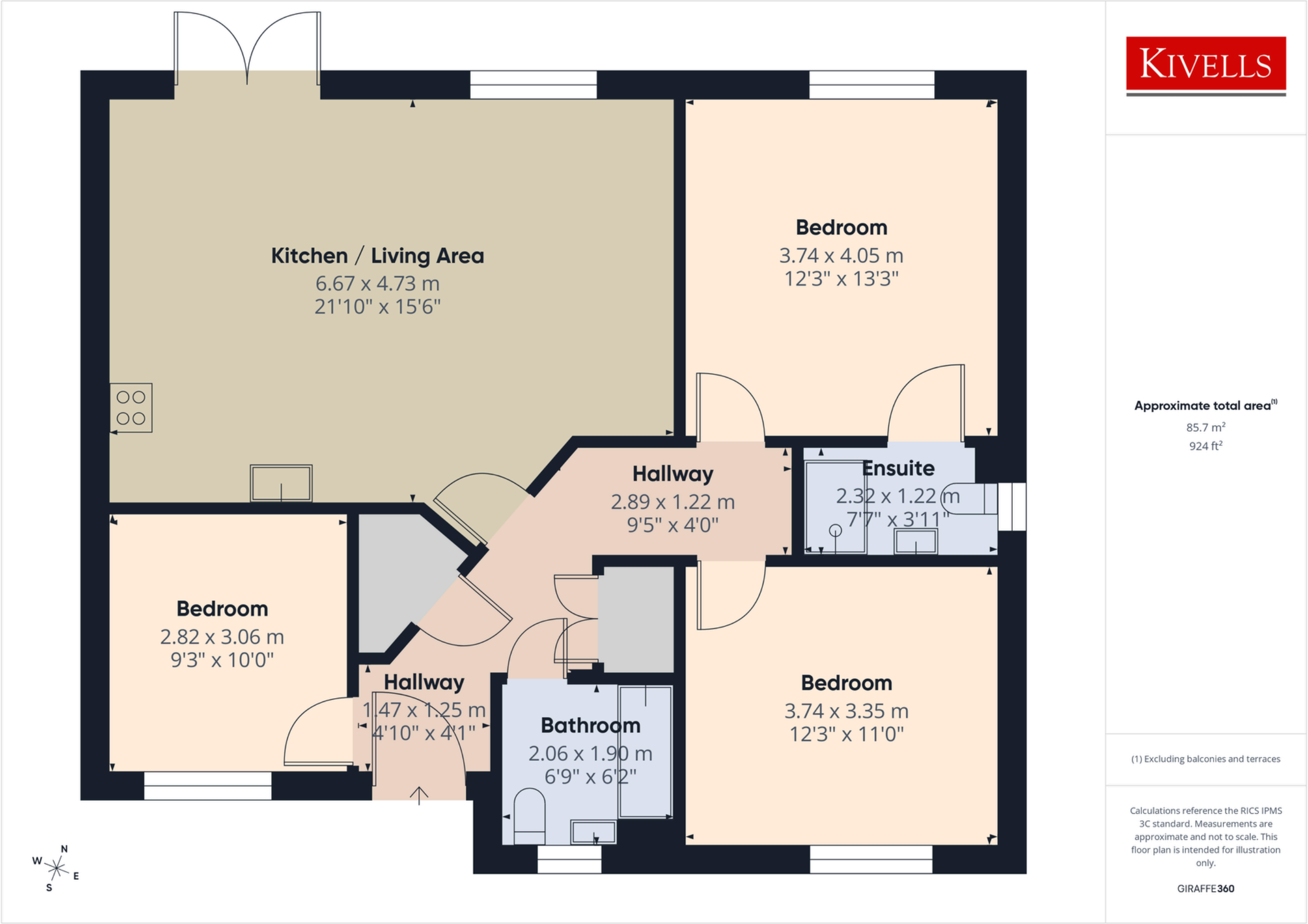
Bedroom

uPVC double glazed window to the front elevation enjoying far reaching views, television point.





Floor Plan



Outside

Enjoying spectacular far reaching views, the property is excellently located in a peaceful residential cul-de-sac. The property is approached via a brick-paved driveway, which provides off road parking for two vehicles.

Lawned areas are located to both the front and rear elevations, whilst paved pathways provide convenient access around the property.

The front garden enjoys stunning, far-reaching panoramic views across the surrounding undulating Cornish landscape.

To the rear elevation, stone steps lead up to a generous, raised lawned garden, which also benefits from attractive views.

The garden offers an excellent low maintenance space to relax and enjoy the tranquil setting that the property occupies.



Additional Information

Useful Property Information

SERVICES:

Mains water, electicity, drainage and air source heat pump to supply underfloor heating throughout the property.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email liskeard@kivells.com to book your viewing.

VIRTUAL TOUR: <https://tour.giraffe360.com/6dd323cea99b4fb7a6df1eef8934cd4b>

DIRECTIONS:

What3words: /// revealing.weekday.kinder

EE RATING: C

COUNCIL TAX BAND: D

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AGENTS NOTES:

The solar panels are owned by the vendor and further information will be held with the solicitors during the conveyancing.

The property is available only to purchasers over the age of 55.

The client of this property is a close relative to a member of Kivells staff.

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