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2 OLL AN GWELLA, ST. ANNS CHAPEL, GUNNISLAKE, PL18 9FW

GUIDE PRICE £400,000





A stunning detached family house of contemporary design and immaculate presentation with lovely Tamar Valley views. About 1300 sq ft, 20' Sitting Room, 20' Kitchen/Dining Room, Cloakroom, 3 Double Bedrooms (1 Ensuite), Family Bathroom, Parking, Double Garage, Summerhouse and Store, Low Maintenance Gardens.

TAVISTOCK 6 MILES, SALTASH 12 MILES, CALSTOCK 3 MILES, PLYMOUTH 17 MILES



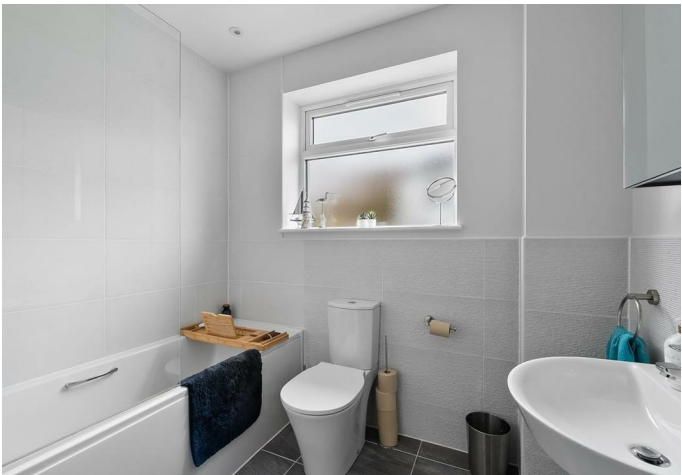
LOCATION

Oll An Gwella is a small and exclusive development with a fine south views and quietly situated on the edge of the scattered village of St Anns Chapel.

The nearby riverside villages of Calstock and Gunnislake both provide for most day to day needs including a branch line railway station connecting with the main line at Plymouth. Calstock boatyard offers permanent moorings (subject to availability). The classic Westcountry market town of Tavistock with its notable boutiques and delicatessens lies within easy driving distance. The town of Saltash has a Waitrose store on its northern outskirts. In 2006, the Tamar Valley which is designated as an Area of Outstanding Natural Beauty was given World Heritage Status. An extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturalists and naturalists and the wide expanse of the Dartmoor National Park and glorious Cornish coastline provide boundless leisure opportunities. The rugged and wild granite hilltop of Kit Hill Country Park, noted for its fascinating history and abundance of natural flora and fauna, extends to 400 acres of unspoilt countryside for the public to enjoy and lies 3 miles to the west.

The City of Plymouth includes a large and thriving University and has a long and historic waterfront with many cafes, restaurants and antique shops centred around the cobbled Barbican quayside. Plymouth also boasts a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferryport with regular crossings to France and Northern Spain. There is excellent schooling in the area with Kelly College and Mount House at Tavistock and also Plymouth College.







DESCRIPTION

2 Oil An Gwella comprises a quality detached family house which will be found to be immaculately presented and with lovely views to the south over the Tamar Valley, Dartmoor and the coastal waters of Plymouth Sound. Completed in 2020 by a reputable local builder the property benefits from the balance of a LABC 10 year warranty and incorporates Neff kitchen appliances together with mains gas central heating and excellent levels of insulation providing an excellent Energy Performance rating of B. The original design was configured as a four bedroom house however our client chose to specify the property as a three bedroom during the construction phase, we understand that the property could be reconfigured to four bedrooms if desired.

The accommodation extends to about 1300 sq ft and briefly comprises as follows - GROUND FLOOR - Spacious Reception Hall - 20' Dual Aspect Sitting Room - 20' Dual Aspect Kitchen/Dining Room with French doors to garden - Cloakroom/WC and 2 Storage Cupboards - FIRST FLOOR - Luxurious 20' Principal Bedroom with built in wardrobe and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Family Bathroom having a bath with shower over.

OUTSIDE

The brick paved driveway provides private parking for two cars and leads to the Double Garage with electric door and pedestrian door to garden.

The gardens are low maintenance with fine views over the landscape of the Tamar Valley taking in the foothills of Dartmoor, the River Tamar and indeed as far as the coastal waters of Plymouth Sound. There is a paved patio and store together with a Summerhouse with decked terrace, strategically positioned to take advantage of the fabulous south views.

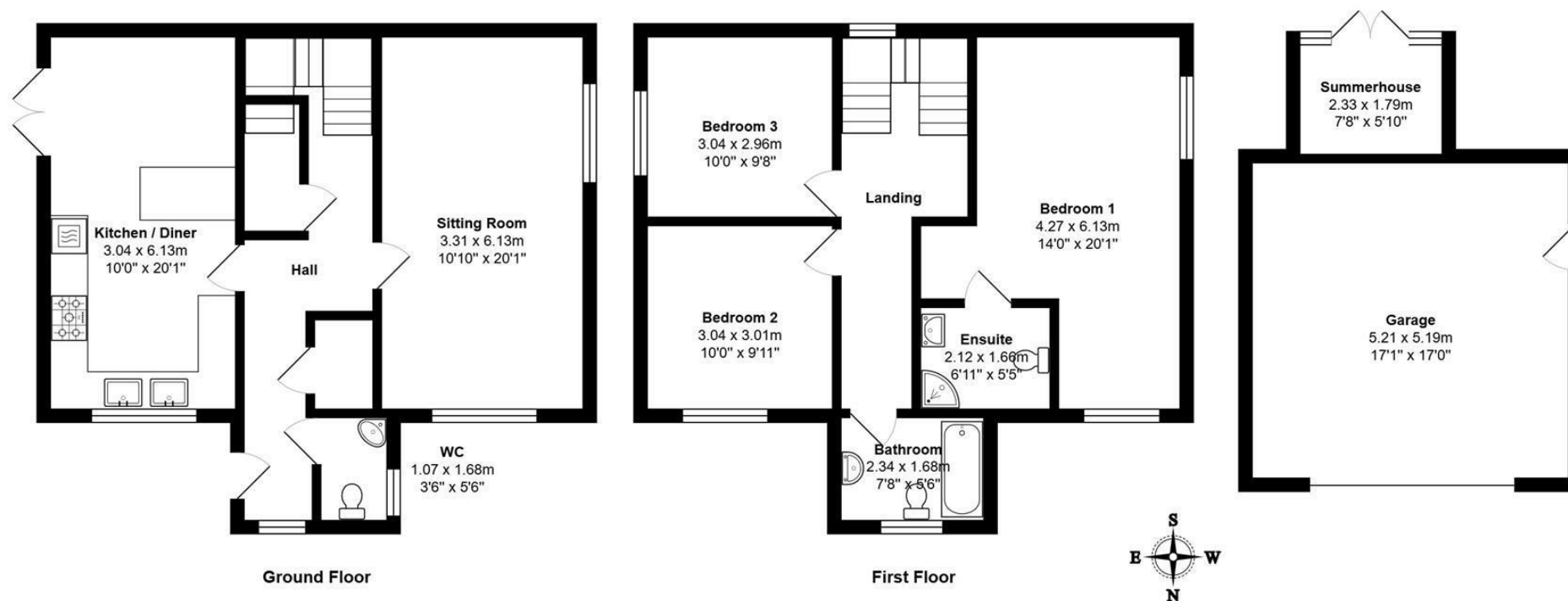
EPC RATING - B, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity, drainage and gas. Broadband - Ultrafast available. Mobile coverage - Indoor - Limited, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL18 9FW





Total Approximate Area - 147.8 m² ... 1591 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.