



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 7, Ebenezer Chapel,
Gunnislake,
PL18 9NA

Asking Price £135,000



01822 600700

Tavistock@bopproperty.com

This generously proportioned two-bedroom duplex apartment benefits from allocated off-road parking and an exceptionally convenient position close to the heart of this highly sought-after Cornish village. Situated within the Tamar Valley — an Area of Outstanding Natural Beauty and part of a designated World Heritage Site — the property combines a picturesque setting with excellent access to local amenities and transport links.

Occupying part of a former chapel, this striking architect-designed home was thoughtfully converted in 2016, blending character features with contemporary living. Arranged over two floors, the accommodation is beautifully light-filled throughout.

A particular highlight is the impressive 24-foot open-plan kitchen, dining and living space, featuring a dramatic vaulted, double-height ceiling with exposed beams. A mezzanine level overlooks the principal living area, enhancing both the sense of space and architectural interest while creating a truly distinctive focal point.

Well suited to a wide range of buyers — including owner-occupiers, second-home purchasers and investors — this property presents a rare opportunity to acquire a unique and characterful home in one of Cornwall's most desirable settings.

There are 989 years remaining on the lease, with a combined annual service charge and ground rent of £1,600 per annum.

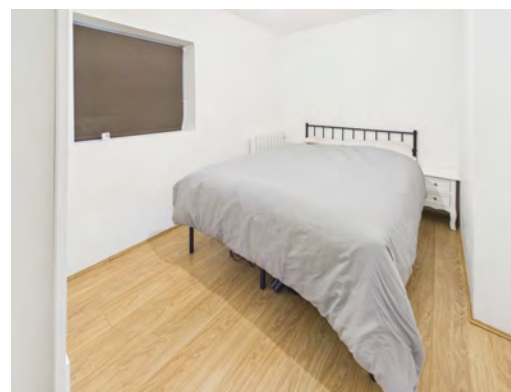
Early viewing is strongly recommended to fully appreciate the space, light and exceptional surroundings on offer.



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PLEASE NOTE: Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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