



East Lodge, Catchfrench, Trerulefoot, Saltash, Cornwall, PL12 5BY



£1,400,000



Nestled in the heart of East Cornwall, this breath-taking five-bedroom detached residence offers sweeping countryside views and sits on approximately 6 acres of pristine private land. Adding to its allure is a brand-new ancillary residence, currently set up as a holiday let.

The current owners have painstakingly enhanced every detail, maximizing the home's incredible potential. Approaching via a serene country lane, you are greeted by a vast driveway that sets the tone for this exceptional estate. The main house, with its origins tracing back to the early 1800s, has been thoughtfully expanded over the years, blending historic charm with contemporary elegance.

Enter through the boot room into the heart of the home – the spacious kitchen/breakfast room, where a feature fireplace creates a cosy atmosphere and large windows frame stunning hilltop views. This flows seamlessly into the impressive 31-foot family room, ideal for entertaining, currently serving as a dining area with a snug corner for relaxation. Beyond this is the sun-soaked garden room, an inviting second entrance to the home, perfect for basking in the warmth of a sunny day.

The ground floor continues with a charming 24-foot living room, designed for quieter, intimate moments, featuring a bay window and French doors that open to the lush rear garden. A convenient WC completes the downstairs layout. Upstairs, the home truly shines with five beautifully appointed bedrooms. The master bedroom boasts a luxurious en-suite shower room, while the remaining four bedrooms (one currently used as a stylish home office) share a sleek, modern family bathroom with awe-inspiring views of the surrounding countryside.



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The outdoor space is nothing short of spectacular. Tucked within this private haven is a new holiday cottage, epitomizing modern living and energy efficiency. It offers a spacious bedroom with a feature bathtub, a lavish shower room, and a light-filled, vaulted living area complete with a wine cooler, breakfast bar, and bi-fold doors that invite the outdoors in for an alfresco experience. Outside, a raised deck with a wood-fired hot tub overlooks a picturesque pond, providing a tranquil retreat.

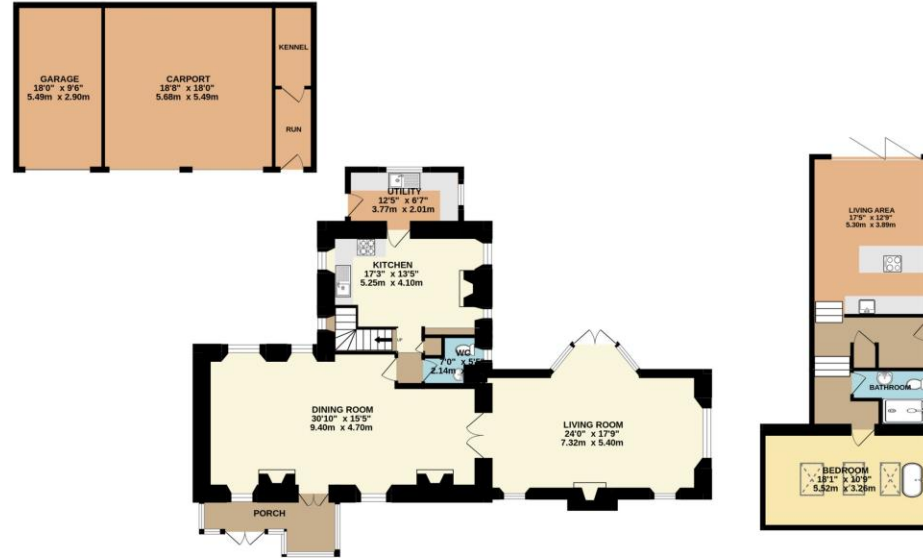
The estate's 6 acres are a paradise for those seeking privacy and nature. The formal garden is lush with mature fruit trees and shrubs, and there's even a kitchen garden for home-grown vegetables. The land slopes gently towards a large lake, a haven for wildlife including herons, ducks, and kingfishers. Previously a registered smallholding, the land could easily be reconfigured for stabling horses. A double carport and single garage offer abundant storage, completing this dream property.

This is a rare opportunity to own a truly magnificent residence in one of Cornwall's most beautiful settings. Don't let it slip away!

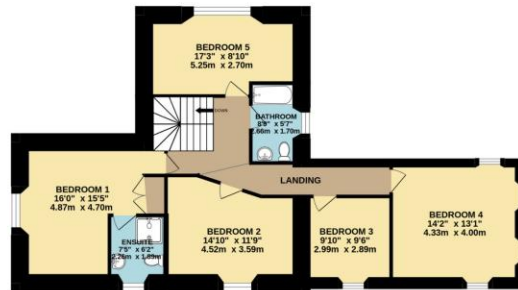




GROUND FLOOR
2339 sq.ft. (217.3 sq.m.) approx.



1ST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 3369 sq.ft. (313.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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