



Wilton Cottage, Trerulefoot, Saltash, Cornwall,  
PL12 5BX



LANG TOWN  
& COUNTRY

# Offers Over £750,000

Nestled in the heart of East Cornwall, Wilton Cottage is a true gem that has been cherished for 45 years and is now ready to welcome new memories. This enchanting, detached cottage is south facing, bathing its interiors in warm sunlight and creating a cosy ambiance throughout the seasons. Set within approximately 1.25 acres of beautifully landscaped gardens, it offers a vibrant and tranquil retreat where the natural beauty of the surroundings can be fully appreciated.

As you approach the cottage, a charming, gated entrance leads you down a tarmac driveway, providing ample parking for family gatherings or visiting friends, with enough space for a motorhome or boat. The exterior showcases the classic charm of a Cornish cottage, inviting you to explore the lush gardens that frame the property.

Stepping inside, you are greeted by a welcoming porch that leads into an expansive 39-foot Sitting/Dining Room. This inviting space features a warm Jetmaster open fire, perfect for cosy evenings, and boasts dual-aspect windows that create a bright, airy atmosphere while offering lovely views of the gardens. A door from this room opens directly to the outside, allowing for seamless indoor-outdoor living—a delightful feature for entertaining or simply enjoying the serene surroundings.

The ground floor also includes a versatile Study that can double as a fourth bedroom, ideal for guests or as a quiet workspace. The heart of the home is undoubtedly the 16-foot Kitchen/Breakfast Room, a light-filled space equipped with modern Bosch appliances, including a sleek induction hob. This room is perfect for gathering with family and friends, sharing meals, and creating culinary delights. Adjacent to the kitchen, the Rear Porch provides access to the garden, while a Laundry Room, Cloaks, and a convenient WC complete the main level.

As you ascend to the first floor, you find a spacious 15-foot landing that leads to three beautifully appointed double bedrooms. Each room offers a peaceful retreat, filled with natural light and charming views of the surrounding landscape. The two well-designed Bath/Shower Rooms ensure that family and guests alike enjoy comfort and privacy, with one featuring a refreshing power shower for a spa-like experience.



LANG TOWN  
© & COUNTRY

Outside, the established gardens are nothing short of magical. The grounds feature a delightful mix of formal lawns, enchanting woodland, and natural areas teeming with flora and fauna. Paved patios invite you to relax and soak in the beauty, while two lovely pergolas, one adorned with climbing roses and the other draped in clematis and wisteria, provide ideal spots for al fresco dining or simply unwinding with a good book.

The grounds boast an impressive variety of established trees, shrubs, and flowers, including Holm Oak, Rhododendron, Camellia, and Winter Jasmine, creating a tapestry of colour throughout the seasons. You'll also find charming fruit trees, such as Bramley and Katie apples, as well as Greengage, adding a delightful touch to the landscape. A serene spring-fed pond, lushly planted with Marsh Marigold and Gunnera, enhances the tranquillity of the setting, while a gentle overflow stream marks the eastern boundary, further enriching the natural ambiance.

In addition to the main cottage, the property offers exciting potential with its outbuildings. The Garden Studio provides a versatile space that can be used for a home office or overflow guest accommodation, ensuring that every visitor feels welcome. The traditional Barn, currently serving as a tractor shed and workshop, presents an opportunity for conversion into an annexe or holiday let, subject to necessary consents.

Wilton Cottage is not just a house; it is a sanctuary that captures the essence of Cornish living. With its stunning gardens, charming interiors, and the promise of countless adventures, this cottage invites you to step into a life filled with warmth, comfort, and enchanting moments.



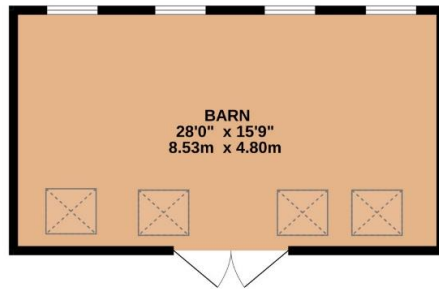


LANG TOWN  
© & COUNTRY

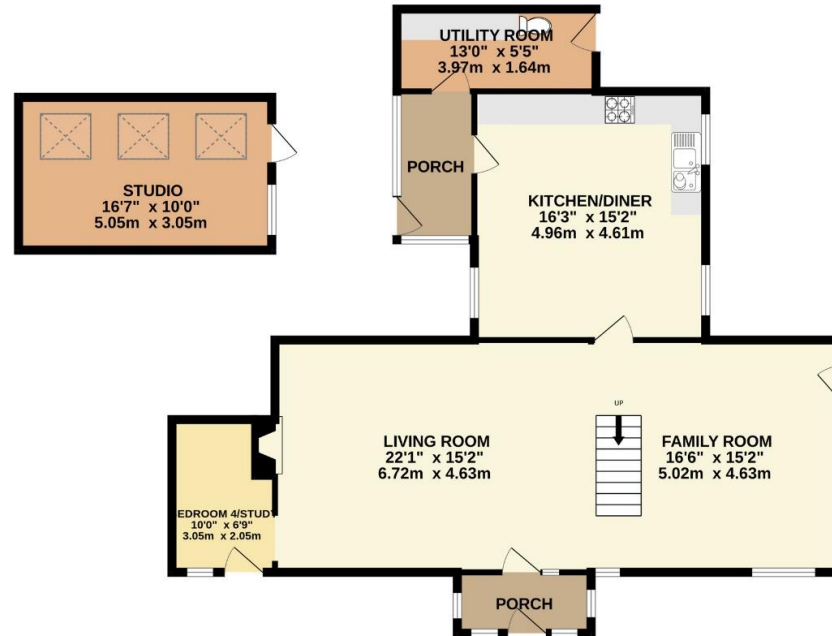




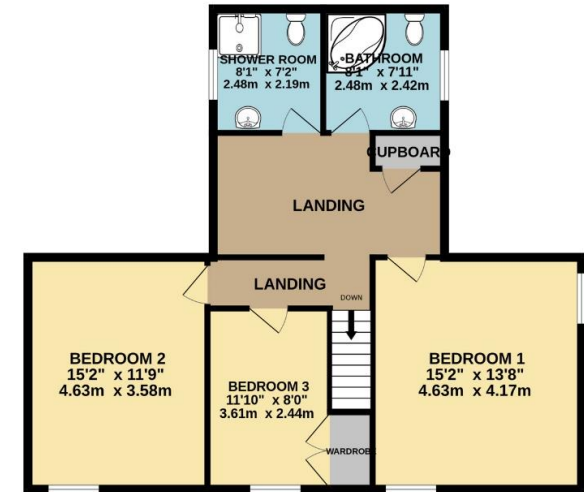
OUTBUILDINGS  
1119 sq.ft. (104.0 sq.m.) approx.



GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2943 sq.ft. (273.4 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.

Made with Metropix ©2024



## Mannamead Office

6 Mannamead Road, Plymouth, Devon, PL4 7AA

Tel: 01752 256000

Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.