



Vine Cottage, Vinegar Hill, St. Mellion, Saltash, PL12 6QA



# Offers Over £450,000



This beautifully presented cottage in Paynters Cross offers a perfect blend of character, comfort, and countryside charm. The warm and thoughtfully designed interior features an open-plan reception and dining space with exposed beams and a wood-burning stove, creating a cosy yet spacious atmosphere. The adjoining stylish and practical kitchen has modern fittings and ample storage, perfect for casual breakfasts or weekend feasts.

The ground floor has a split-level layout, with a contemporary shower room, a useful utility/store room, and direct access to the garden. Upstairs, the accommodation is impressive, featuring a peaceful master bedroom with its own en-suite, a striking vaulted second bedroom, and a third generous double bedroom.

The property's outdoor space is truly impressive. Accessible via a private driveway with ample parking and a spacious double garage, the wraparound garden is a private oasis, thoughtfully landscaped and brimming with potential. Whether entertaining, enjoying a morning coffee, or unwinding in the charming summer house, this outdoor space offers a peaceful retreat from daily life.

Despite its idyllic rural setting, the home is exceptionally well connected. Short drives to the thriving villages of St Mellion, Landulph, and Cargreen offer a strong sense of community, local amenities, and well-regarded primary schools. The nearby St Mellion Estate boasts two championship golf courses, a luxury spa, a brasserie, and leisure facilities for all ages. Local attractions include the stunning Pentillie Castle, with its lovely gardens and year-round events. Nearby, you'll also find several National Trust gems such as Cotehele House, the iconic Cheesewring rock formation on Bodmin Moor, and the vast, scenic landscapes of Dartmoor National Park, all just a short drive away.

For commuting or exploring, Callington and Saltash are easily reached, and Saltash railway station offers convenient links to Plymouth and beyond, including a direct three-hour service to London Paddington. Plymouth itself is under half an hour away, offering an exciting mix of waterfront dining, shopping, and cultural experiences, all set against the backdrop of one of the world's most beautiful natural harbours.

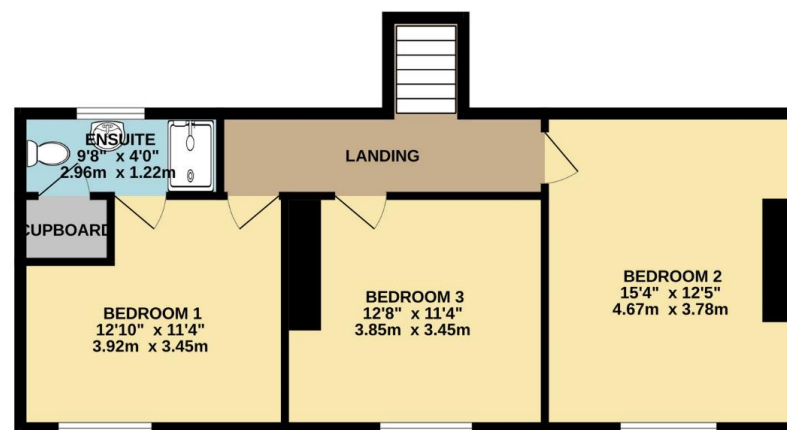
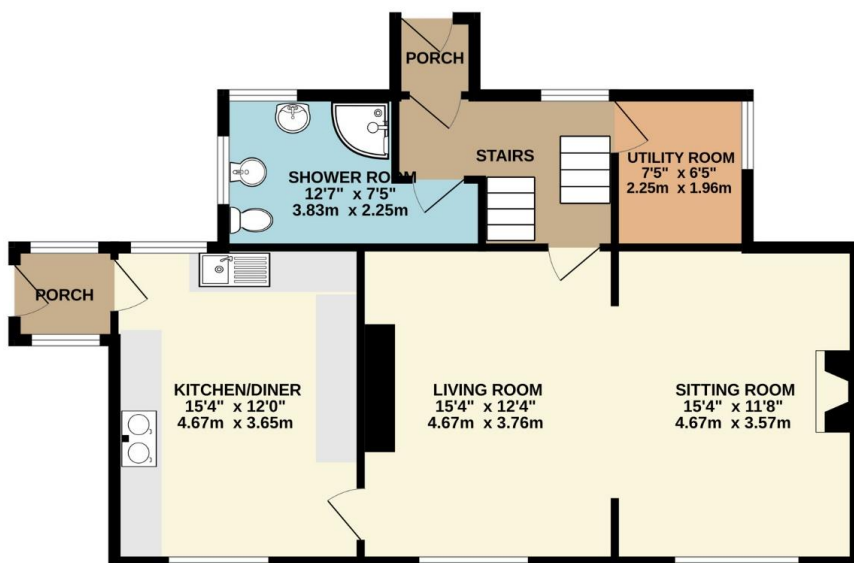
Agent's Note: The left-hand single garage is owned by a neighbour. The neighbour cannot park on the drive, they are only able to park in the garage.



To view this property call Lang Town & Country Estate Agents on 01752 256000.







TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

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