



Waterside House, Moditonham, Saltash, Cornwall, PL12 6NN

## Offers Over £900,000



Waterside House is a rare find a substantial detached property set within approximately six acres of private grounds, with direct water access to Kingsmill Creek and around 400 yards of private creek frontage. Tucked away in a peaceful woodland setting, the property offers exceptional privacy, flexible accommodation, and significant potential for further development, subject to the necessary consents.

Originally a period cottage, the house has been extended over the years to create a large and versatile residence. It can be used comfortably as a six-bedroom family home or separated to provide a fully self-contained two-bedroom annexe, ideal for multi-generational living, guest accommodation, or as a potential holiday let. This flexibility opens the door for various lifestyle or investment choices, all within a truly special setting.

The main house includes a bright conservatory leading into a large sitting and dining room that forms the heart of the home. A second reception space functions well as a drawing room or home office, and the kitchen is located conveniently near the rear of the property with access to a utility and boiler room. A cloakroom and ample storage complete the ground floor. Upstairs in the main section, there are four well-proportioned bedrooms and a family bathroom, with views over the surrounding woodland.

The annexe occupies part of the ground floor and is independently accessible. It features its own lounge, kitchen, bathroom, cloakroom, and two bedrooms, offering privacy without being isolated from the main residence.

Outbuildings on the site include a large garage/storage area, stabling, boat stores, a pump house, and a timber summer house, providing excellent infrastructure for a range of future uses. Whether reconfiguring for modern family life, working from home, or developing elements of the site, the scope here is considerable.

The land surrounding Waterside House is one of its most attractive features. Mature deciduous woodland blankets much of the acreage, with clear walking paths, an orchard filled with productive fruit trees, and a large pond with bench seating a peaceful spot to take in the views. At the far end of the property lies the historic quay, once used for transporting stone and now offering direct tidal access for boating or other marine activities.

This is a property that offers not only charm and seclusion but also practical opportunities for transformation and development. With its generous plot, flexible layout, and waterside position, Waterside House represents a highly versatile and increasingly rare offering in South East Cornwall.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).







TOTAL FLOOR AREA : 3170 sq.ft. (294.5 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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