



16a Vincent Way, Saltash, Cornwall, PL12 4EX

Price £495,000



Lang Town and Country are delighted to introduce this unique and beautifully appointed detached residence, coming to the market for the very first time. Tucked away at the quiet end of a desirable cul-de-sac in Saltash, this exceptional home offers a rare combination of seclusion, generous space, and unrivalled convenience just a short walk from Fore Street's vibrant shops, everyday amenities, and the mainline train station.

Privately set behind a charming stone wall and gated entrance, the property occupies a well-proportioned and landscaped plot, complete with a detached garage, ample off-road parking, and beautifully maintained gardens. The elevated position is a standout feature, offering sensational panoramic views across the River Tamar, with a full outlook over the iconic Tamar Bridge and stretching as far as the estuary beyond.

Internally, the home boasts over 1,550 sq ft of thoughtfully arranged living space across two floors. The lower level features a welcoming hallway leading to two generous double bedrooms, both with their own stylish en-suite bathrooms. The principal bedroom also includes built-in wardrobes and a large utility room, while a separate WC and additional storage cupboard offer added practicality.

Upstairs, the heart of the home unfolds in a bright and expansive open-plan kitchen and dining area, bathed in natural light and opening out onto a front-facing balcony perfect for taking in the breathtaking views with your morning coffee. To the rear, a spacious lounge extends out to a peaceful sun terrace and garden area, creating an ideal space for relaxing or entertaining in total privacy.

Bringing together unique architecture, elegant proportions, and one of Saltash's most coveted outlooks, this home is a once-in-a-generation opportunity. Whether you're seeking a tranquil retreat with all the amenities of town within easy reach, or simply a home with commanding views and exceptional character, this property delivers on every level.

The property enjoys easy access to Saltash's many amenities, including a variety of local shops, a Waitrose supermarket, and the China Fleet Country Club, which offers golf and leisure facilities. The area is well-served by schools, including Saltash Community School, several primary schools, and private options in Plymouth and Tavistock.

For sailing enthusiasts, Saltash has a busy yacht club with deep-water moorings, a visitor pontoon, and public slipways. Plymouth City Centre and the A38 are within easy reach, and Saltash also benefits from a railway station, a short walk from the home.

Homes of this calibre and setting are rarely offered to market early viewing is strongly advised.



To view this property call Lang Town & Country Estate Agents on **01752 200909**.



GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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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