



Hoopers Croft, Highertown Park, Landrake, Saltash, Cornwall, PL12 5DQ



# Guide Price £425,000



This well-presented detached home is tucked away in a peaceful corner of a cul-de-sac in the popular village of Landrake. Set on a generous plot of approximately 0.2 of an acre, this one-of-a-kind property offers spacious and versatile accommodation, stunning countryside views, and exceptional outside space with multiple outbuildings and ample parking.

The home is approached via a gated driveway that splits into a T-shape, providing extensive off-road parking for several vehicles. There's also a hardstanding area, ideal for storing a caravan or small boat. The driveway leads to a large double garage with inspection pit, flanked by two timber car ports and several useful storage sheds. The front garden is laid to lawn with mature shrubs and hedging, and pathways on either side of the property lead to the large, private rear garden.

Inside, the property is light, airy, and extremely well maintained. A welcoming porch opens into the central hallway, which gives access to a downstairs cloakroom and practical under-stairs storage. The main living room is particularly impressive, with dual-aspect windows and French doors that open out to the garden, framing superb views over the surrounding countryside. A spacious office/music room off the lounge provides an ideal space for home working or hobbies.

The kitchen is fitted with a range of units and enjoys a sociable layout, connecting to a more formal dining room, which also opens directly onto the garden. This configuration provides flexibility for modern family life and entertaining.

Upstairs, there are four bedrooms arranged around a central landing, served by a contemporary family shower room. Each bedroom is well-proportioned and enjoys natural light, with multiple taking in the far-reaching rural views.

The rear garden is a true highlight—private and expansive, with large lawns, patio areas, and a raised seating terrace perfect for relaxing or entertaining outdoors. The space is beautifully maintained and enjoys a high level of privacy, ideal for families, gardeners, or those simply looking for a quiet retreat.

Landrake, is a sought-after Cornish village known for its strong community spirit and excellent transport links. The village offers a highly regarded primary school, a local shop and post office, a welcoming pub, and a church. The nearby A38 makes commuting to Plymouth, Liskeard, or Saltash easy, and the scenic countryside and south coast beaches are all within close reach. For broader services, mainline rail links are available from Saltash and Plymouth, connecting to Exeter and London Paddington.

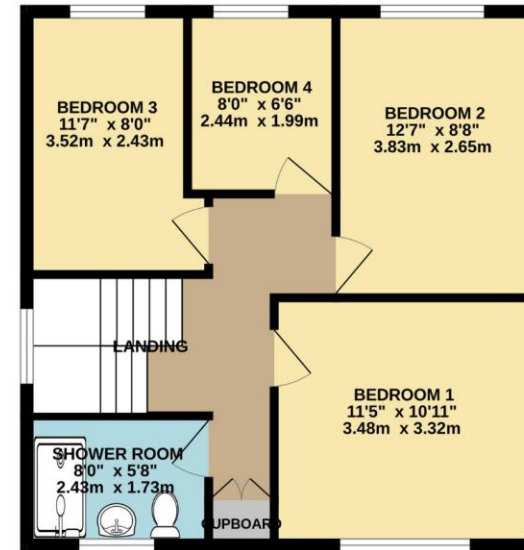
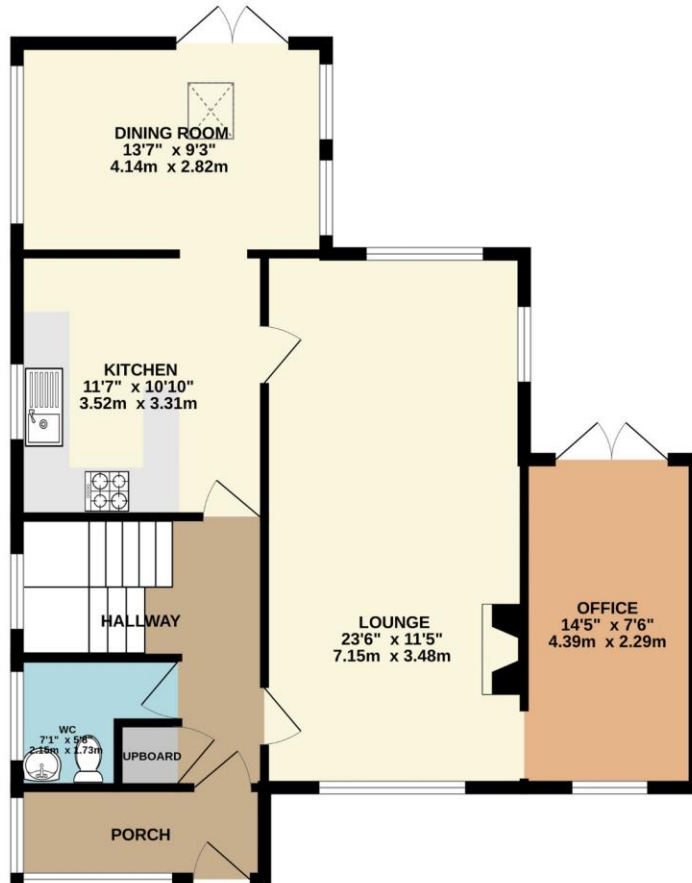
Combining generous accommodation, outstanding gardens, extensive parking and outbuildings, and a peaceful yet well-connected village setting, this property is a unique and rarely available opportunity that offers an exceptional quality of life in one of southeast Cornwall's most desirable locations.



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







TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 256000  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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