



2, Rowters Cottages, Latchbrook, Saltash, Cornwall, PL12 4RL

Offers Over £340,000



Just moments from Saltash, this delightful three-bedroom cottage perfectly blends traditional character with modern, contemporary comfort. Lovingly maintained and thoughtfully designed, it offers a warm and welcoming atmosphere from the moment you arrive.

Step through the vestibule into the heart of the home, where an impressive open-plan living area combines kitchen, dining, and lounge spaces in perfect harmony. The high-spec kitchen flows effortlessly into the dining and sitting areas, while two sets of bifold doors open onto the garden, creating a wonderful connection between indoors and out. Velux windows above fill the room with natural light, making it bright, airy, and full of charm.

The ground floor includes a generous master bedroom with excellent storage. Upstairs, two spacious double bedrooms and a stylish family bathroom provide lovely views across the garden and surrounding countryside.

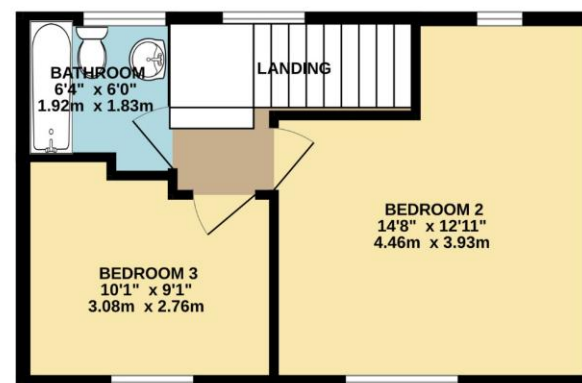
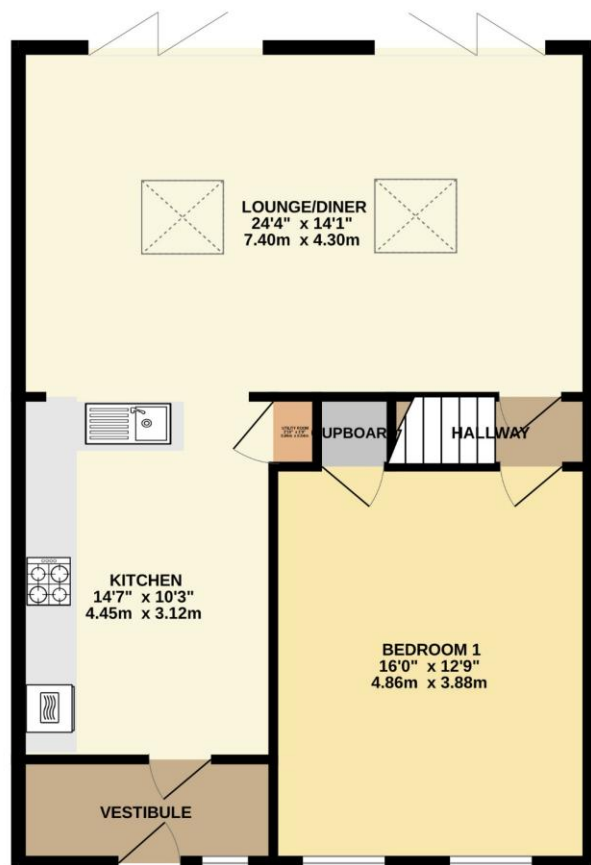
Outside, the gardens are a true haven. Beautifully landscaped across several tiers, they include a sun-drenched patio ideal for alfresco dining and a charming summerhouse that offers the perfect spot to unwind. To the front, there is the ability for off-road parking for several vehicles.

Perfectly positioned just moments away from the A38, this cottage enjoys superb accessibility to both Plymouth and Cornwall, while the nearby town of Saltash offers a wonderful selection of shops, cafes, and riverside walks. Whether commuting, exploring the coast, or enjoying peaceful village life, this beautiful home combines convenience with countryside charm.



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





TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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