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Freehold : Council Tax Band F
EPC Rating TBC

Lower Port View, Saltash

BELVOIR!

Guide price £750,000



Key Features

- > Approx 1/3 Acre Plot & River Views
- > Sunny South Facing Garden
- > Direct Access To Woodland
- > Greenhouse, Vegetable Garden & Apple Trees
- > Short Walk To Town Centre & Railway Station

A truly exceptional character property built circa 1856 and striking a perfect balance between period charm and modern style and flair. Situated within short walking distance to Saltash town centre and train station, this substantial property has been thoughtfully and sympathetically extended and improved by the current owners over their 10 year tenure. They have vastly improved the property both internally and externally, creating a little slice of the Cornish dream!

The property is situated in one of Saltash's most desirable roads and forms part of the Port View Estate. Privately nestled behind a beautiful stone wall, the property enjoys direct access to adjoining woodland (great for dog walks!) and breathtaking views towards the River Tamar and beyond.

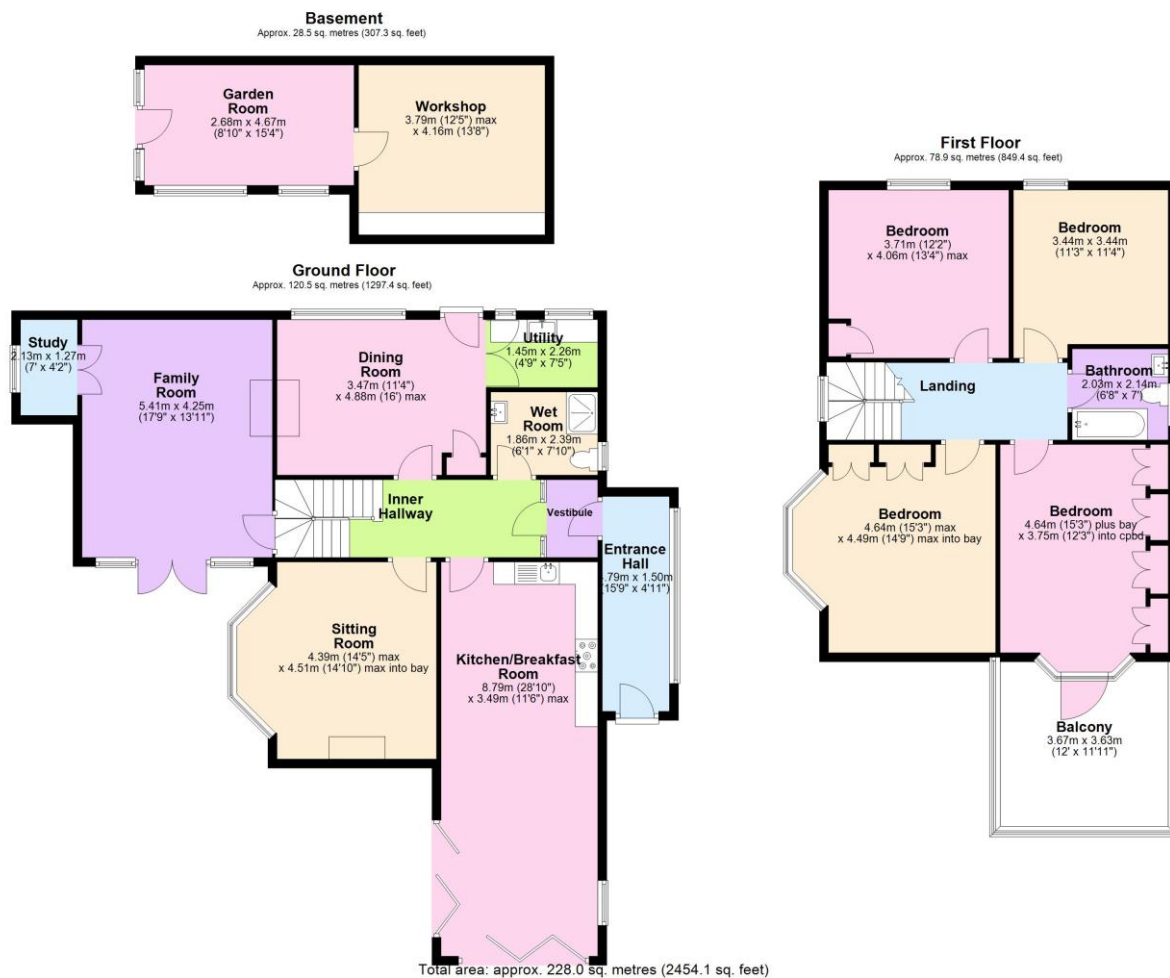


Externally the property features; a single garage with electric garage door and power, a storage area below, a winding pathway that leads to the front door and continues around the approximate 1/3 acre grounds, a sunny level lawn, a patio area (one of many areas simply perfect for entertaining and al fresco dining!), a private BBQ area complete with bar and seating spaces, mature trees, plants and shrubbery throughout the grounds, greenhouse, vegetable garden and apple trees, raised seating area with views over the woodland and awning, a garden room, workshop, and several other outside areas that could be utilised to suit your needs. A gardeners dream!

Internally the property is light, airy and spacious throughout with an abundance of additional features that include; an attractive entrance porch with Victorian terracotta tiles and Velux windows, gorgeous wooden flooring on the entire ground floor, a stunning solid wood kitchen with dining area and bi-fold patio doors, a downstairs wet-room with under-tile heating, a living room with open-fire and bay window, dining room with log burner and door to the garden, handy utility room, a superb family-room with log burner and French doors the raised seating area, a study/office, a bright and open landing, family bathroom, four wonderful double bedrooms, including a master bedroom with wall-to-wall fitted wardrobes and a glorious balcony that enjoys far reaching southerly views taking in the picturesque vista! GCH, DG & more.

This incredible property offers something truly unique in the current marketplace and needs to be seen to be fully appreciated. Call today to find out more and book your viewing!

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

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belvoir.co.uk/offices/plymouth

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