



3  2  1 

**Flying Freehold : Council Tax  
Band B EPC Rating C**

**Glenside Villas, Landrake**

**BELVOIR!**

**Guide price £200,000**



## Key Features

- > Three Bedroom Character Cottage
- > Desirable Cornish Village Location
- > Garage & Off Road Parking
- > Well Stocked & Maintained Rear Garden
- > Living Room With Feature Fireplace

## Charming Three-Bedroom Character Cottage in the Heart of Landrake

Set within the sought-after Cornish village of Landrake, this simply lovely three-bedroom character cottage offers a perfect blend of period charm and modern comfort. Ideally located within walking distance of local amenities including the highly regarded Sir Robert Geffery's School, St Michael's Church, The Bullers Arms, and Landrake Post Office.

Brimming with warmth and character, the property features a cosy living room with a fireplace, a country-style kitchen, and a modern ground floor bathroom. A conservatory at the rear provides an inviting space to relax, with a separate utility room adding practicality.



Upstairs, you'll find two double bedrooms and a single bedroom, all full of natural light and charm.

Externally, the home benefits from a garage and parking situated at the end of a shared drive. A quaint courtyard lies to the rear, while a beautiful detached garden, just across the shared drive, offers a peaceful oasis. Lovingly maintained, this garden is stocked with ponds, mature plants and shrubs, and includes a generously sized garden shed.

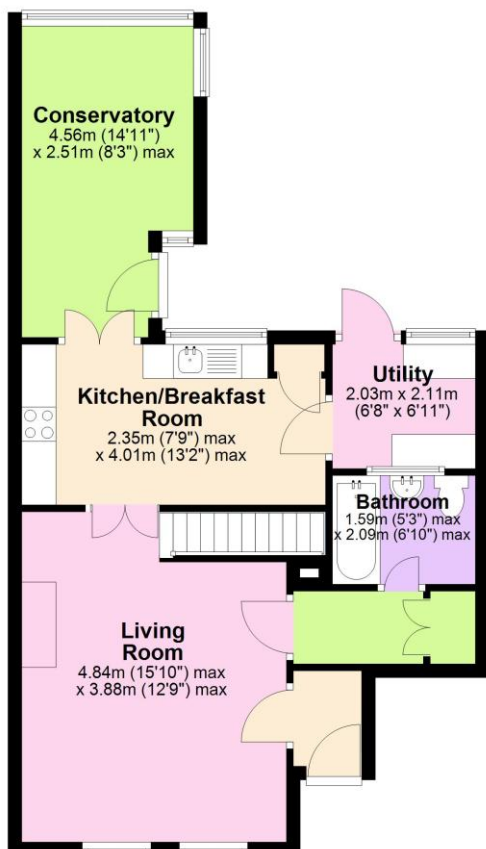
Further features include gas central heating, double glazing, and the significant advantage of being offered for sale with no onward chain.

This is a rare opportunity to acquire a delightful cottage in a thriving village community—perfect as a family home or a charming countryside retreat.

Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

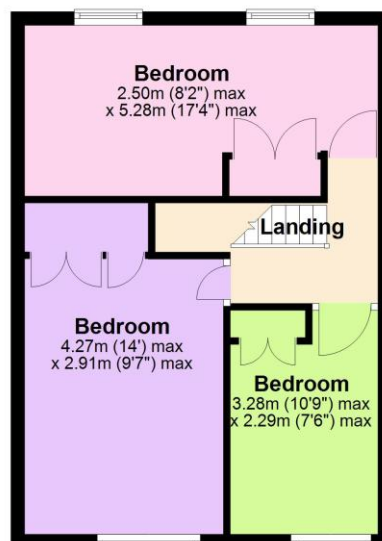
## Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



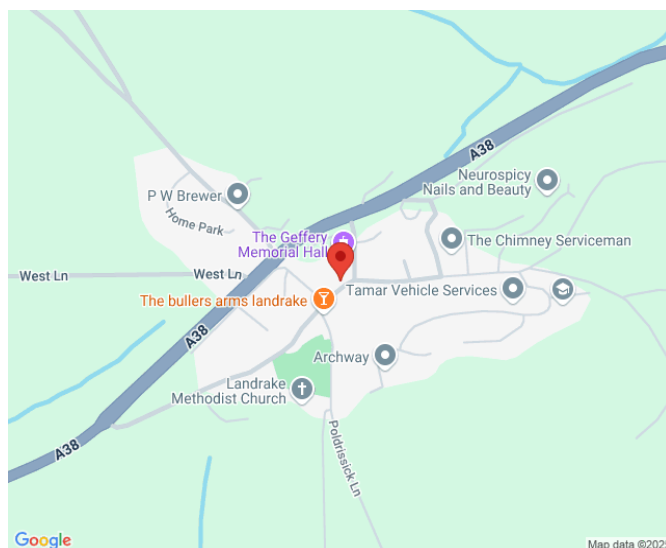
## First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.

# BELVOIR!

Contact us today to arrange a viewing...

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440