

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE GABLES CASTLE VIEW, ST. STEPHENS, SALTASH, CORNWALL, PL12 4RD

OFFERS IN EXCESS OF £450,000





QUALITY NEW HOME - A detached new home of individual design, quietly situated in a prized residential setting close to Forder Creek and finished to a luxurious standard incorporating high quality and bespoke features. About 1504 sq ft, Spacious Open Plan Living Room/Kitchen, Office, Laundry Room, Cloaks/WC, 4 Double Bedrooms (2 Ensuites), Family Bathroom, Driveway Parking, Large Garage/Workshop, Low Maintenance Gardens, Lovely Views.

TOWN CENTRE 1 MILE, FORDER CREEK 0.5 MILES,  
SEATON BEACH 12 MILES, PLYMOUTH 7 MILES



## LOCATION

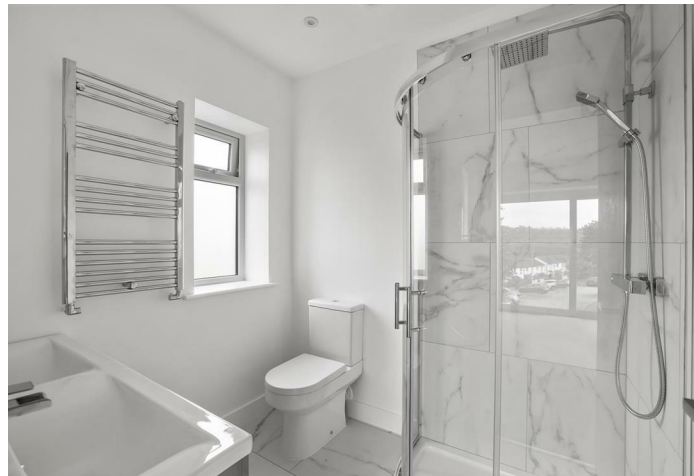
The Gables is positioned to enjoy lovely west facing views towards Trematon Castle, and benefits from being close to glorious walks to Forder Creek and the Churchtown Farm Community Nature Reserve both of which are situated in a designated Area of Outstanding Natural Beauty.

The town centre is easily accessible by foot or bus with the bus stop into Plymouth and Cornwall a short distance away. The property is also within walking distance of St Stephens Church, The Cecil Arms Pub and local shops.

Castle View is a well established and prized residential setting close to the Tamar Valley Area of Outstanding Natural Beauty. The wide expanse of the nearby River Lynher extends to the National Trust's Antony Estate on the opposite bank. This is a waterway frequented by a variety of pleasure craft, with Plymouth Sound only 5 miles distant by boat.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. A footpath only 200 metres from the house provides quick access to the open countryside of the Tamar Valley AONB including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club. Easy access is gained to Saltash's bustling town centre, the main line railway station (Saltash to London Paddington 3 hours & 30 minutes) and the Waitrose store less than a mile away. The A38 provides access to the rest of Cornwall to the West and to Exeter and onwards to London and Birmingham to the East. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.







## DESCRIPTION

The Gables comprises a luxurious detached house of individual design and recently completed by a reputable local developer. The property benefits from a Professional Consultants Certificate with the build having been supervised by a Chartered Surveyor. Features and specification include air source heat pump with underfloor heating on the ground floor, oak doors and staircase, full double glazing, high levels of insulation, wood burner, composite stone worksurface in the kitchen and appliances by Neff, Bosch and Stoves. A true "turn key" proposition and an opportunity to acquire a fabulous new home in an enviable setting on the edge of this popular town.

The accommodation extends to about 1504 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 364 sq ft Open Plan Living Room/Kitchen being triple aspect with wood burner and sliding patio door - Office/Study with potential for use as an additional bedroom - Laundry Room - Cloaks/WC - FIRST FLOOR - Principal Bedroom with vaulted ceiling, sliding door to Juliet Balcony and views to Trematon Castle together with a stunning Ensuite Shower Room/WC - 3 Further Double Bedrooms (1 Ensuite Shower/WC) - Family Bath/Shower Room.

## OUTSIDE

A tarmac drive provides parking for 1 car and leads to the large garage/workshop with electric Hormann garage door.

The gardens are low maintenance with paved patios and lawn.

EPC RATING - TBC, COUNCIL TAX BAND - TBC

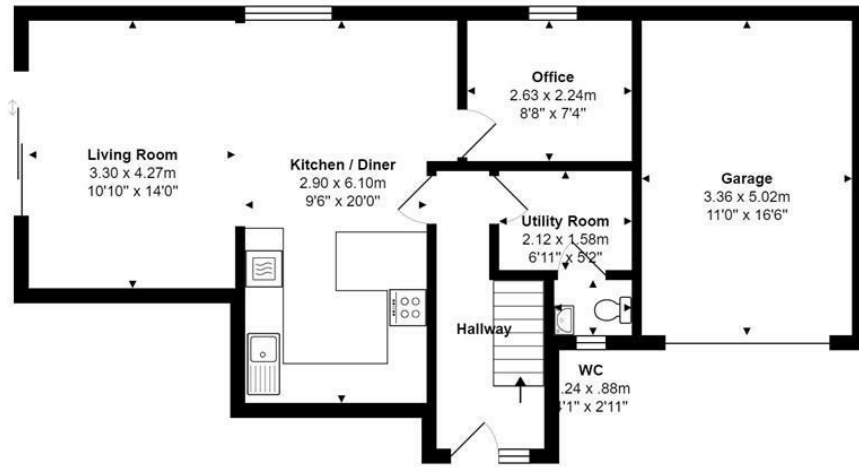
## DIRECTIONS

Using Sat Nav - Postcode PL12 4RD

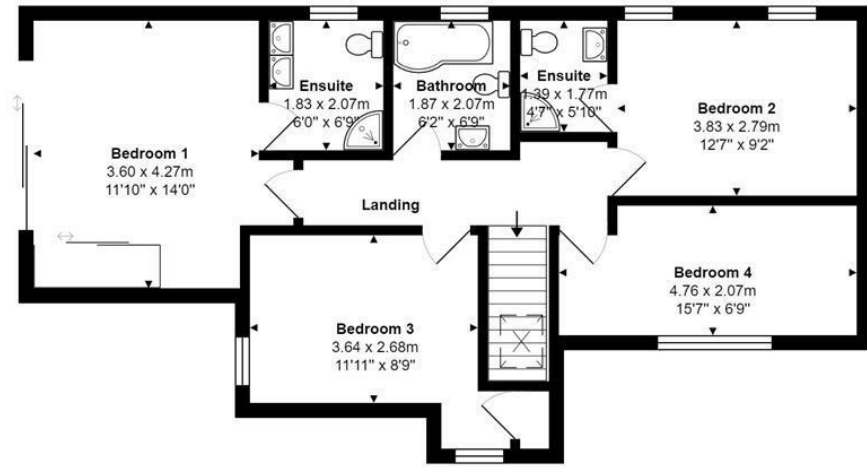
## NOTE

Two images have been digitally dressed to show context.





Ground Floor



First Floor

Total Approximate Area - 139.8 m<sup>2</sup> ... 1504 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for Scott Parry Associates

These particulars should not be relied upon.