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MYRTLE COTTAGE CHURCH ROAD, TIDEFORD, SALTASH, CORNWALL, PL12 5HW

£330,000





A beautiful south facing cottage in a tucked away traffic free location, oozing charm and character and set within pretty gardens with a fine aspect over open fields. About 936 sq ft, 14' Conservatory/Garden Room, 21' Sitting/Dining Room, 13' Kitchen/Breakfast Room, 2 Double Bedrooms, Family Bathroom, Shepherds Hut, Various Outbuildings, Established Gardens.

ST GERMANS 2.5 MILES, WHITSAND BAY 6 MILES,  
SALTASH 5 MILES, PLYMOUTH 11 MILES

#### LOCATION

The property is situated on the edge of the village only 250 yards from the tidal River Tiddy and on the western boundary of the Tamar Valley Area of Outstanding Natural Beauty.

Tideford lies in rolling Cornish countryside on the north side of the Port Eliot Estate, home to the famous Port Eliot Festival, about five miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and a community centre. The A38, which passes through the village, provides excellent access to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

The nearby villages of St Germans and Landrake, about two miles away, have primary schools (St Germans Ofsted "Good" and Landrake Ofsted "Outstanding"), whilst St Germans also includes a sailing club and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours). The town of Saltash has a Waitrose Store on its northern outskirts. St Mellion International Golf Resort, the South Cornish Coast at Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.



## DESCRIPTION

Myrtle Cottage comprises a semi-detached cottage available on the open market for the first time in 12 years. The property will be found to be well presented throughout and is fully double glazed with a Aztec electric boiler serving the central heating. The conservatory/garden room is hand built using Idigbo hardwood and slate flag flooring.

The accommodation extends to about 936 sq ft over two floors and briefly comprises - GROUND FLOOR - 14' Dual Aspect Conservatory/Garden Room - 21' Sitting/Dining Room a truly characterful room with exposed beams, old Cornish range feature and slate flag flooring - 13' Kitchen/Breakfast Room with composite work surface and Neff 2 ring hob and oven, a dual aspect room with door to patio and garden - FIRST FLOOR - 2 Double Bedrooms (one with a dual aspect) - Family Bathroom.

## OUTSIDE

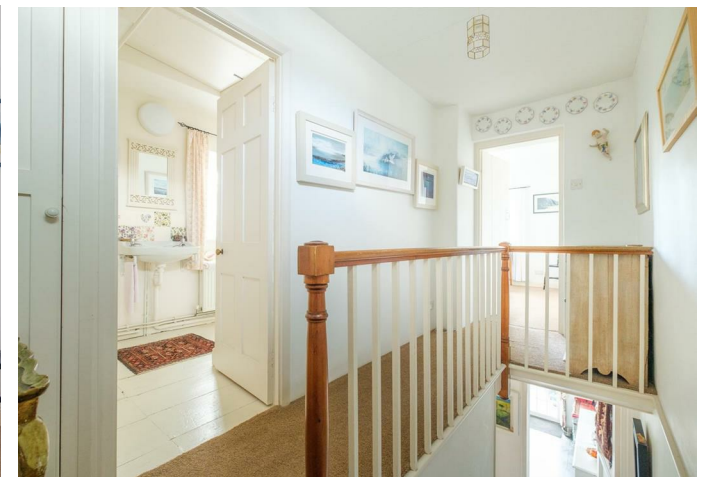
A private pedestrian path leads from the village road through a pretty lychgate style arrangement to the property. The well established gardens are a particular feature comprising lawn with a fine south and west aspect over open fields. There is a slate paved patio, wildlife pond and a Shepherds Hut with wood burner presenting opportunities for use as overflow guest accommodation or summerhouse/studio etc. There are various outbuildings as demonstrated by reference to the floorplan. The extent of the property is shown by reference to the Land Registry plan.

EPC RATING - E, COUNCIL TAX BAND - C

## DIRECTIONS

Using Sat Nav - Postcode PL12 5HW

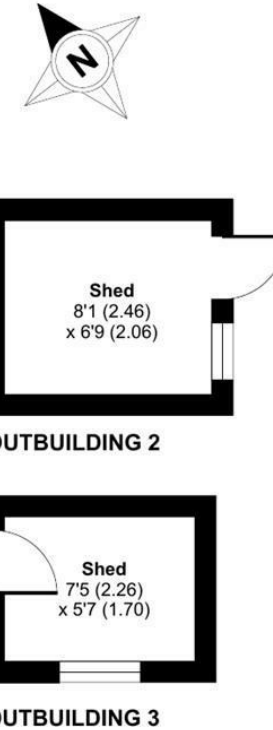
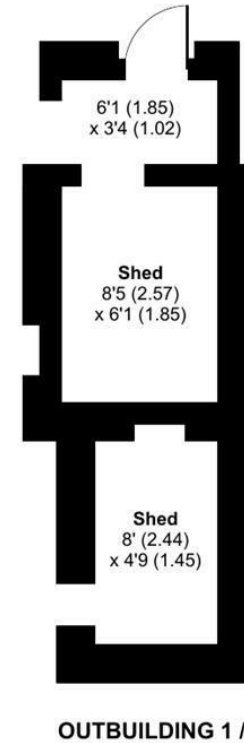
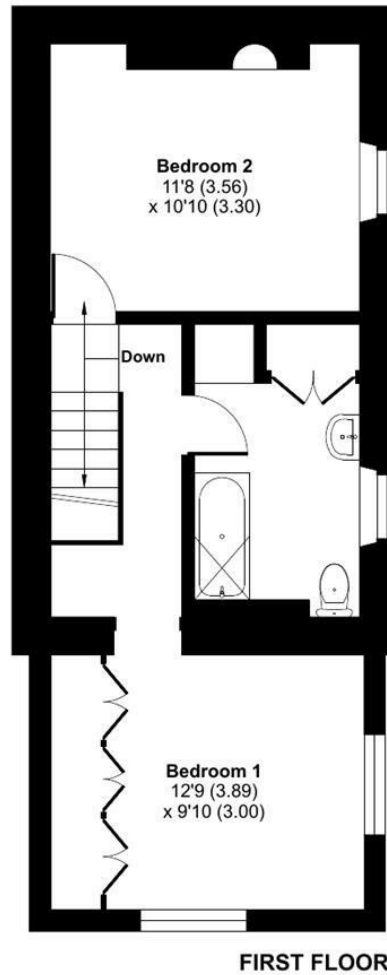
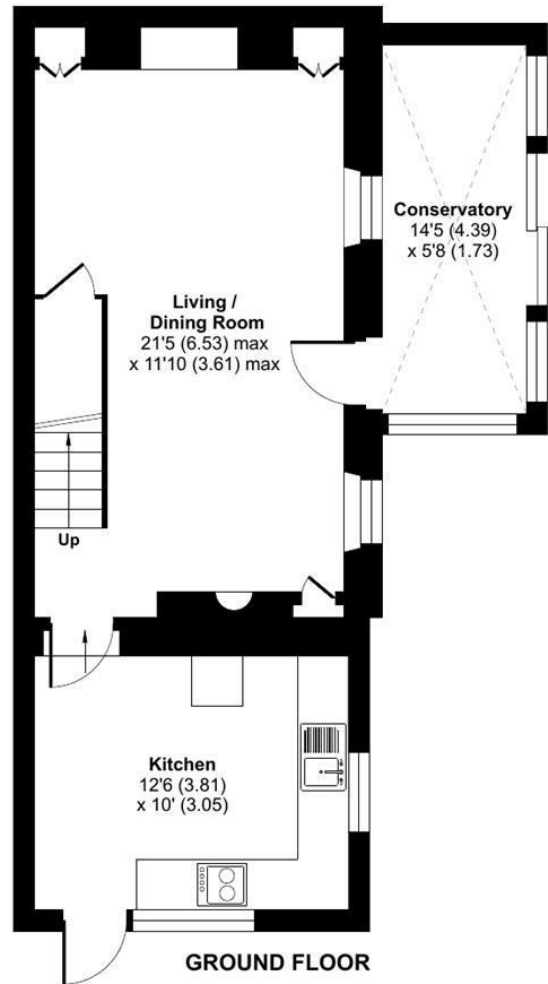






# Church Road, Tideford, Saltash, PL12

Approximate Area = 936 sq ft / 87 sq m  
Outbuilding = 216 sq ft / 20 sq m  
Total = 1152 sq ft / 107 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 1068116

These particulars should not be relied upon.