

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREMOAN COTTAGE, ST. MELLION, SALTASH, CORNWALL, PL12 6RH

PRICE GUIDE £1,200,000





SOLD - Scott Parry Associates are pleased to report another successful sale - STUNNING HOME WITH HOLIDAY LETTING INCOME OR SUIT MULTI-GENERATIONAL LIVING - A beautiful detached barn conversion within the Tamar Valley AONB and commanding panoramic views across the valley to the foothills of Dartmoor, together a further converted barn and cottage which are both successfully holiday let. Tremoan Cottage - About 1873 sq ft - 4 Bedrooms (2 Ensuite), Old Orchard Barn - About 1879 sq ft - 4 Beds (1 Ensuite), Pear Tree Cottage - About 435 sq ft - 1 Bed - Workshop, Studio and Store - Ample Parking - Walled Gardens.

ST MELLION GOLF RESORT 2 MILES, CARGREEN YACHT CLUB 2 MILES, PLYMOUTH 10 MILES, WHITSAND BAY 12 MILES

LOCATION

Tremoan Cottage lies within the Tamar Valley Area of Outstanding Natural Beauty and occupies a most coveted position, where truly panoramic and awe inspiring views are enjoyed across the unspoilt landscape of the valley onto the western foothills of the Dartmoor National Park. The Tamar Valley is renowned for its mild and sheltered climate and is popular with nature lovers and artists due to the abundance of natural flora and fauna, the valley is steeped in history and has UNESCO World Heritage Status.

St Mellion has a primary school (rated "Good" by Ofsted) and church, it is also home to the St Mellion International Golf Resort which offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. Places of interest locally include Pentillie Castle (the setting for the popular Sky 1 drama, Delicious) with its beautiful gardens and the venue for various events, various National Trust properties including Cothele House, The landmark of The Cheeswring on Bodmin Moor and the wide open spaces of the Dartmoor National Park are within an easy drive.



Nearby Cargreen provides facilities for the yachting fraternity and deep water moorings are available on the River Tamar. There are also a number of first class marina facilities on Plymouth waterfront. Saltash has a Waitrose Store on its northern outskirts. The quiet and sheltered beaches of the South Cornish coast at Whitsand Bay are within 12 miles. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth, the city has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay and Exeter.

DESCRIPTION

Tremoan Cottage comprises a unique opportunity to purchase a versatile home with income, with two additional units currently successfully holiday let and perhaps suited to multi-generational living subject to any consents that may be required.

The properties are fully double glazed, each with LPG gas central heating, mains water via a sub meter and there is a private drainage system in place.

The properties comprise as follows -

TREMOAN COTTAGE - (Principal Residence) - About 1879 sq ft -
GROUND FLOOR - Reception Hall - 40' Open Plan Living Room/Kitchen a fabulous triple aspect room with vaulted ceiling and French doors to terrace - 3 Bedrooms (1 Ensuite) - Luxurious Bathroom with Walk In Wetroom Shower - Vloakroom/WC - Laundry
- FIRST FLOOR - Principal Bedroom (4) with Ensuite Shower Room.

OLD ORCHARD BARN - (Holiday Let - sleeps 8) - About 1873 sq ft -
Reception Hall - 46' Open Plan Living Room/Kitchen - 4 Bedrooms (1 Ensuite) - Bath/Shower Room - Laundry.

PEAR TREE COTTAGE - (Holiday Let - sleeps 2) - About 435 sq ft -
16' Open Plan Living Room/Kitchen - Double Bedroom - Shower Room/WC. Within the walled garden of this cottage there is a separate building configured as a Studio/Laundry.

OUTSIDE

A private graveled drive provides ample parking with generous space for both the main residence and the two further holiday units.

Tremoan Cottage has an extensive paved terrace with lawn beyond ad space for a hot tub if desired. Old Orchard Barn has private garden space with paved terrace and hot tub (6 person). Similarly Pear Tree Cottage has a private walled garden with terrace and hot tub (4 person).

There are two useful outbuilding used for workshop and storage extending to about 345 sq ft and 396 sq ft respectively together with a greenhouse.

The whole site is partially walled providing a private and secluded domestic environment, there is a further uncultivated area of garden with immense potential for the creative gardener.



NOTES

EPC RATINGS - TREMOAN COTTAGE - F, OLD ORCHARD BARN - F, PEAR TREE COTTAGE - TBC

COUNCIL TAX BAND - F

DIRECTIONS

Using Sat Nav - Postcode PL12 6RH







Tremoan Cottage, St. Mellion, Saltash, PL12

Tremoan Cottage = 1883 sq ft / 174.9 sq m

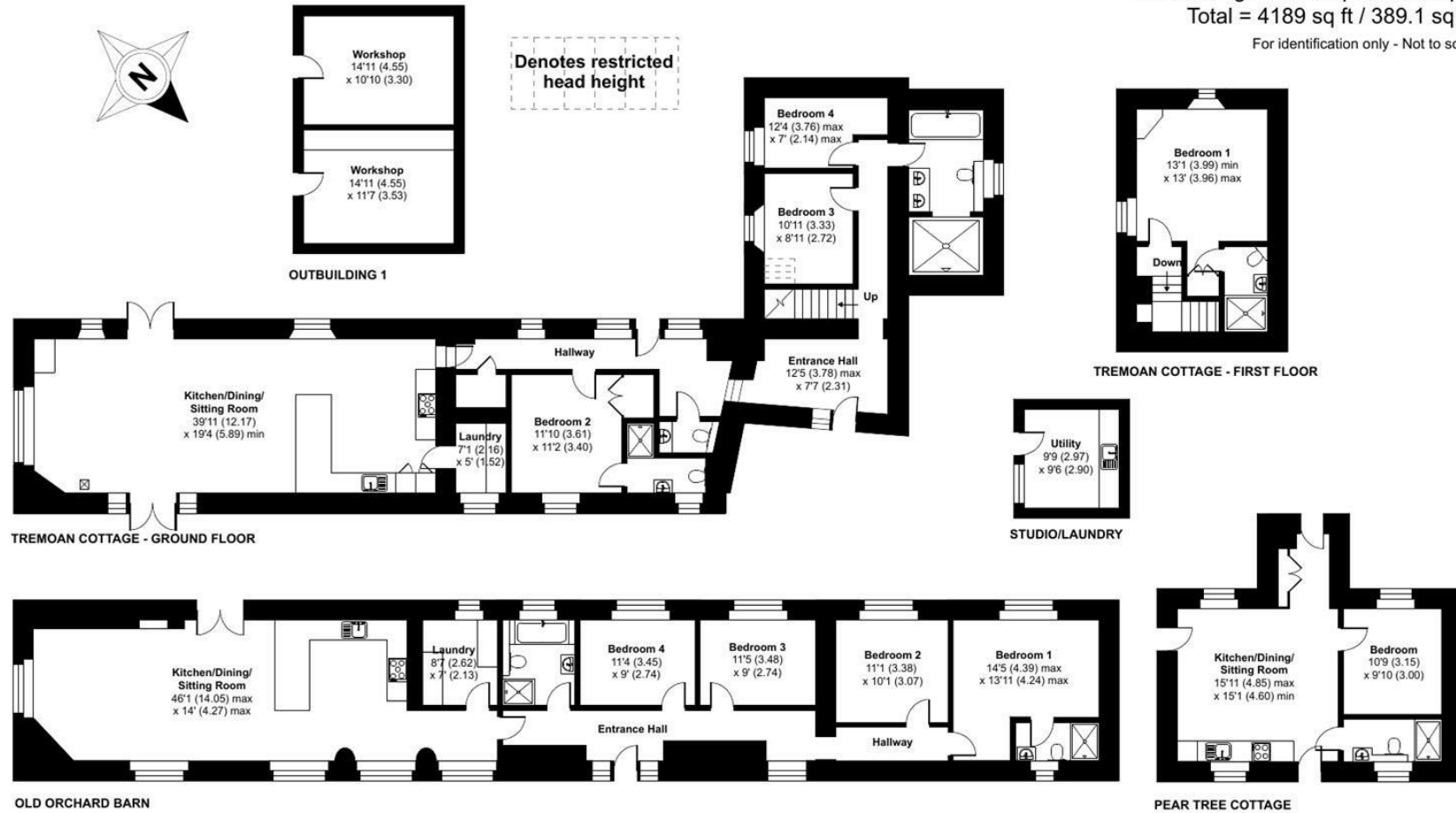
Old Orchard Barn = 1438 sq ft / 133.5 sq m

Pear Tree Cottage = 435 sq ft / 40.4 sq m

Outbuildings = 433 sq ft / 40.2 sq m

Total = 4189 sq ft / 389.1 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: 1042536

These particulars should not be relied upon.