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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

MEADOWLEA TRERULEFOOT, SALTASH, PL12 5DE

OFFERS IN EXCESS OF £500,000





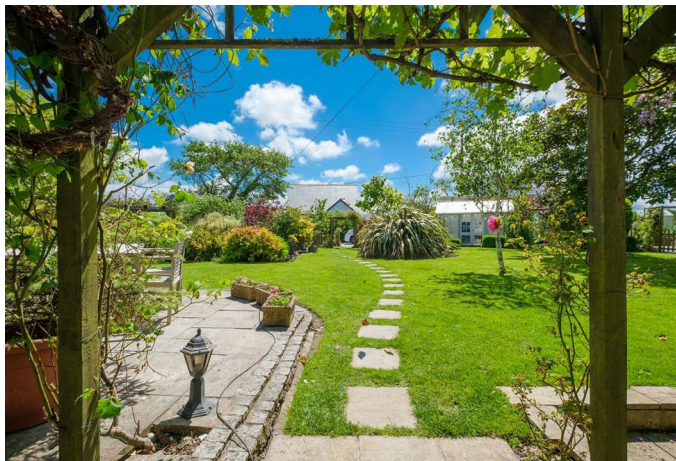
An immensely pretty wisteria clad cottage in a prized rural setting, south facing and set within colourful gardens only 5 miles from the beaches of Whitsand Bay. About 1250 sq ft, 31' Open Plan Kitchen/Dining/Family Room, 24' Sitting Room, 3 Double Bedrooms (1 Ensuite), 2 Bath/Shower Rooms, Double Garage, Level Parking, Workshop, Summerhouse.

WHITSAND BAY 5 MILES, ST GERMANS 4 MILES, SALTASH 8 MILES, PLYMOUTH 14 MILES, FOWEY 22 MILES, EXETER 56 MILES

LOCATION

Meadowlea lies in a truly rural setting yet enjoys relatively straight forward access to the A38.

Close by the historic village of St Germans stands adjacent to the River Lynher in a Conservation Area and within the Tamar Valley Area of Outstanding Natural Beauty. Facilities include a mainline railway station (Plymouth to London Paddington 3 hours), community shop/post office, primary school, doctors' surgery, church, public house, wine bar/restaurant and a sailing club with long frontage to the River Lynher. St Germans is also home to the beautiful Port Eliot Estate. The nearby village of Tideford lies in the rolling countryside on the north side of the historic Port Eliot Estate, the village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and community centre



A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts. St Mellion International Golf Resort lies approximately 10 miles distant.

The city of Plymouth has a historic waterfront with a ferry port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are within a short drive and provide boundless leisure opportunities.

DESCRIPTION

Meadowlea comprises a link-detached cottage, beautifully presented throughout and with wonderful views over the unspoilt rural landscape of South East Cornwall encompassing the foothills of Dartmoor beyond. The cottage has a fine south aspect with amazing level gardens providing privacy and seclusion with an abundance of colour together with natural flora and fauna.

The property benefits from character features and full double glazing together with oil fired central heating.

The accommodation extends to about 1250 sq ft and briefly comprises - GROUND FLOOR - Fabulous 31' Open Plan Kitchen/Dining/Family Room with slate floor, Rangemaster dual fuel cooker and French doors to patio - 24' Sitting Room with wood burner and exposed beam ceiling - Shower Room/WC - FIRST FLOOR - Principal Bedroom with dual aspect and Ensuite Bath/Shower Room - 2 Further Double Bedrooms both with built in wardrobes and lovely views.

OUTSIDE

The level gravel driveway provides ample parking in turn leading to the double garage with electric door, at the rear is a superb workshop with light and power points. This building maybe considered suitable for alternative uses subject to any consents that may be required.

The level gardens are a particular feature, having been carefully improved and enhanced by our clients, the garden has a sunny southerly aspect and enjoys a good degree of privacy. Outbuildings include a Greenhouse and Summerhouse.

The lawns are interspersed with a variety of mature trees and shrubs including a mature magnolia, the pond has a water feature with filtration and decked area adjacent. There are further patio areas one of which has a long pergola with mature wisteria, rose and grape vine. A small orchard area and productive kitchen garden presents opportunities for self sufficiency.



EPC RATING - E, COUNCIL TAX BAND - E

Services - Mains water, electricity and private drainage.
Superfast Fibre available - purchasers advised to check speeds with provider.

DIRECTIONS

Using Sat Nav - Postcode PL12 5DE

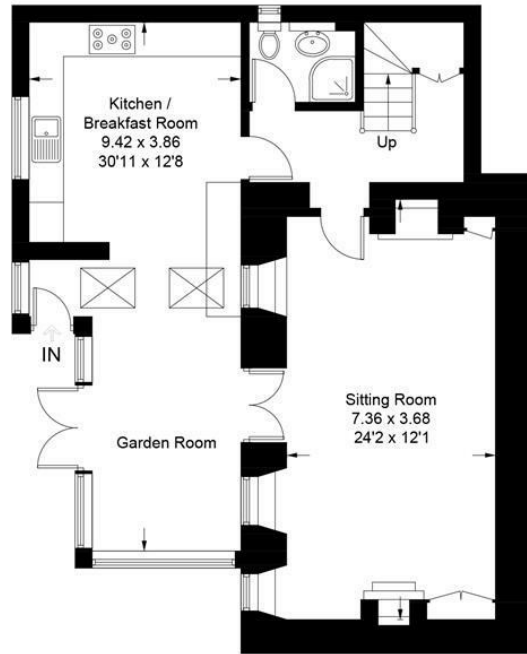




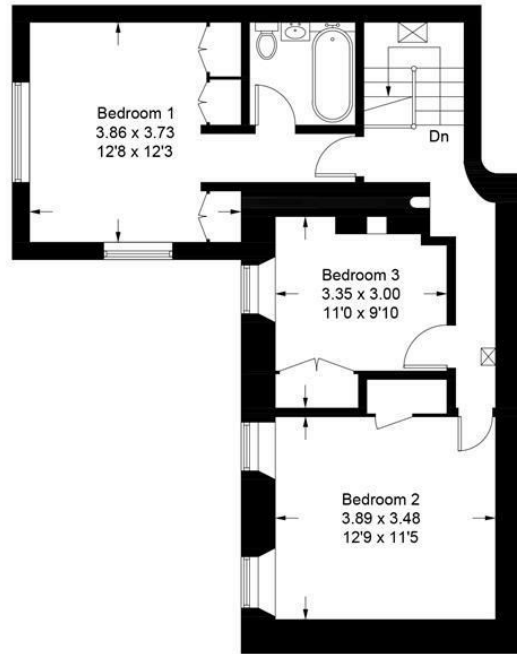


Meadowlea

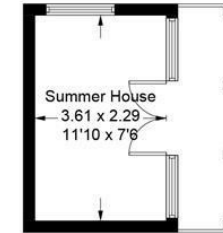
Approximate Gross Internal Area = 167.0 sq m / 1798 sq ft
(Excluding Outbuilding, Store & Includes Garage)



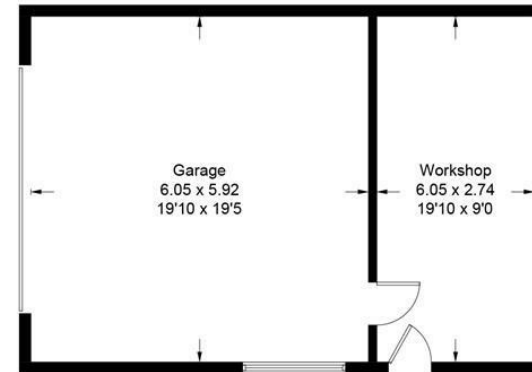
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087637)

These particulars should not be relied upon.