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GULL COTTAGE THE QUAY, ST. GERMANS, SALTASH, PL12 5NA

PRICE GUIDE £900,000





A YACHTSMAN'S PARADISE - A beautiful quayside cottage only 20 yards from the waters edge and commanding a stunning prospect over the tidal waters of the River Tiddy in this prized village setting. Stunning Kitchen/Dining/Family Room, 26' Sitting Room, Conservatory, Laundry Room, 22' Principal Bedroom with Ensuite Shower/WC, 2 Further Double Bedrooms, Family Bathroom, 2/3 Car Garage/Boathouse, Gardens and Parking.

SAILING CLUB 25 YARDS, RAILWAY STATION 750 YARDS, SALTASH 8 MILES, WHITSAND BAY 7 MILES, PLYMOUTH 15 MILES

#### LOCATION

The historic village and prized 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 (Ofsted rated "Good"), Montessori Nursery, doctors' surgery, church, public house, wine bar/restaurant and a sailing club with quay and long frontage to the River Lynher.

St Germans is also home to the beautiful Port Eliot Estate, the Estate opens it's doors to the public for various events throughout the year and has a fabulous Grade 1 Listed Priory and House with gardens and parkland by the renowned landscape gardener Humphrey Repton.

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 (13 miles) 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.

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. International flights are available from Newquay (35 miles) and Exeter (57 miles). The fabulous harbour side town of Fowey lies 22 miles to the west and the famous surfing beach of Polzeath is within about a one hour drive.



## DESCRIPTION

Gull Cottage comprises a unique quayside cottage in one of Cornwall's most prized riverside villages within the beautiful protected landscape of the Tamar Valley Area of Outstanding Natural Beauty. This is a yachtsman's paradise, the quayside has a sailing club with a pontoon and the river is navigable for about three hours either side of high water with Plymouth about 9 miles by boat and many miles of navigable water on the Rivers Lynher and Tamar. In addition the whole area is host to an abundance of natural flora and fauna.

The property benefits from full double glazing and oil fired central heating and combines a blend of character and contemporary features to provide a comfortable family home in a fantastic waterside setting.

The accommodation extends to about 2273 sq ft and briefly comprises - GROUND FLOOR - Spacious Reception Hall - 21' Kitchen/Dining/Family Room with high vaulted ceiling and Gallery Landing - 26' Sitting Room with Entrance Porch off - 12' Conservatory with French doors to garden - Laundry Room with Cloakroom/WC off - FIRST FLOOR - Gallery Landing - 22' Principal Bedroom with river views and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Family Bathroom.

This is a fabulously versatile house with the potential for further improvement and creation of further accommodation subject to any consents that may be required.

## OUTSIDE

Parking immediately adjacent to the front of the property. Doors open into a 2/3 car garage/boathouse of about 330 sq ft with space for cars and RIB or similar. This space has potential for conversion into residential accommodation or indeed annexe subject to any consents that may be required.

Enclosed level lawn to the side with established shrubs. A flight of steps rise to a further garden area with fabulous views over the river and surrounding landscape of the Lynher Valley. This garden has potential for use as a productive kitchen garden. Summerhouse.

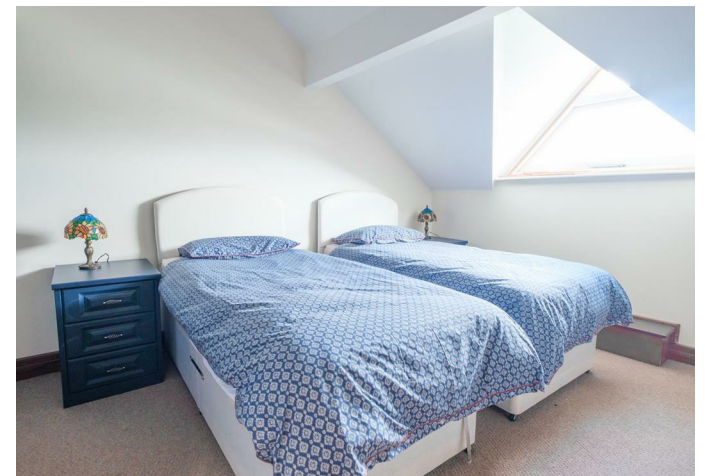
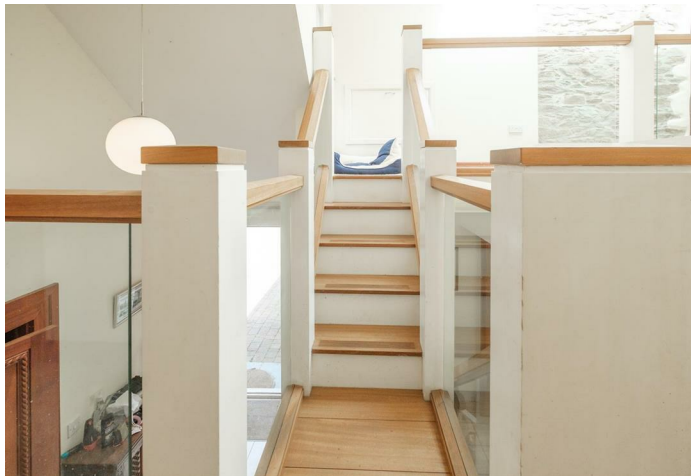
EPC RATING - D, COUNCIL TAX BAND - F  
SERVICES - Mains water and electricity. Private Drainage.  
Superfast Broadband available.

## DIRECTIONS



Using Sat Nav - Postcode PL12 5NA







# Gull Cottage, St Germans

Approximate Gross Internal Area = 211.2 sq m / 2273 sq ft

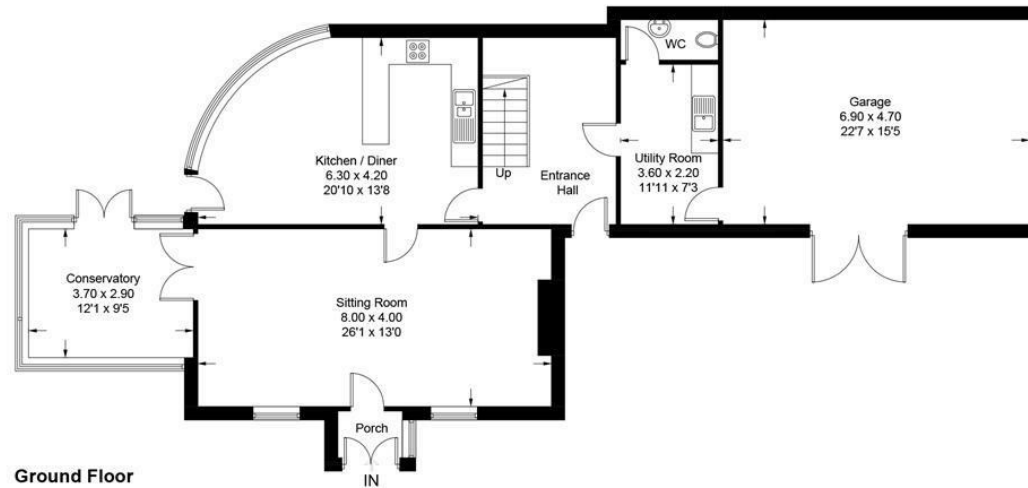


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095446)

These particulars should not be relied upon.