

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

RYELANDS CARKEEL, SALTASH, PL12 6PH

PRICE GUIDE £572,000





A south facing detached house offering spacious and versatile accommodation with self contained annexe wing, set within generous well established gardens with fabulous views over the Tamar Valley Area of Outstanding Natural Beauty with the foothills of Dartmoor beyond. About 1851 sq ft, Sitting/Dining Room, Study, Kitchen, Utility, 3 Double Bedrooms (All Ensuite), 1 Bedroom Self Contained Annexe, Ample Level Parking, Double Garage, Lawned Gardens backing onto open fields.

SALTASH WATERFRONT 2.5 MILES, CARGREEN YACHT CLUB 3.5 MILES, PLYMOUTH 10 MILES



## LOCATION

Ryelands is situated in the scattered rural hamlet of Carkeel, immediately north of Saltash. The property backs onto open fields and the nearby riverside village of Cargreen (3.5 miles) has a yacht club, with deep water moorings and other village facilities, including a primary school at Landulph Cross. There are delightful walks to be enjoyed around the waterside areas and the countryside of the Tamar Valley. 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 Treluggan Boatyard (6 miles) provides facilities for the yachting fraternity and deep water moorings are available on the River Tamar at Saltash, with the town also having a Waitrose Store on its northern outskirts. The quiet and sheltered beaches of the South Cornish coast at Whitsand Bay are within 11 miles.

Nearby St Mellion International Golf Resort 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. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth 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 (42 miles) and Exeter (52 miles). The fabulous harbour side town of Fowey lies 32 miles to the south and the famous surfing beach of Polzeath is just over a 1 hour drive.







## DESCRIPTION

Ryelands comprises a spacious detached house, conveniently situated within level gardens and within close proximity to the many amenities of Saltash. The versatile accommodation is laid out to allow for a self contained annexe wing with integral doors enabling the wing to form part of the main accommodation creating a home suited for multi-generational living, income in the form of holiday letting or as a generously proportioned family home.

The property benefits from full double glazing and LPG gas central heating.

The accommodation extends to about 1851 sq ft and briefly comprises - GROUND FLOOR - Entrance Porch - Reception Hall - 16' Sitting/Dining Room with French doors to garden - Study with bay window - Kitchen - Utility Room - ANNEXE WING (with level access) - 16' Sitting Room (or Dining Room for Main House) - Kitchen - Dual Aspect Double Bedroom (Bed 4) with Ensuite Shower/WC - FIRST FLOOR - 3 Double Bedrooms each with contemporary Ensuite Bath/Shower Rooms and Lovely Views.

## OUTSIDE

The property is approached over a private and level driveway providing ample parking with space for motorhome/caravan or boat etc.

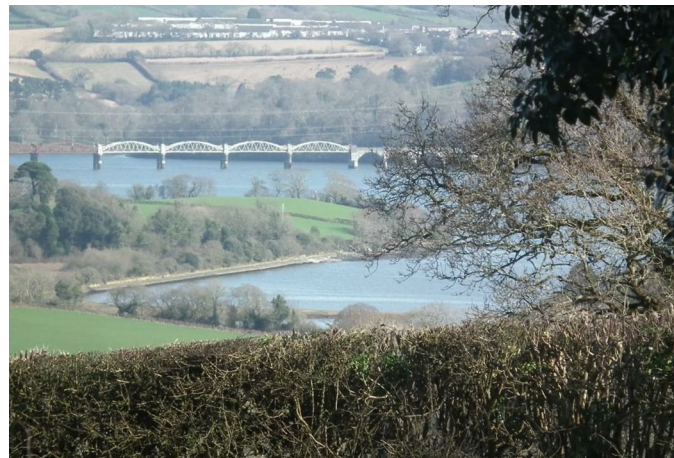
There are decked and paved terraces with fine views across the garden and open countryside. The generous plot extends to about 0.25 acre and is level, predominantly lawn with established hedge boundaries, backing onto open fields and with views over Kit Hill and the foothills of Dartmoor.

EPC RATING - F, COUNCIL TAX BAND - E

Services - Mains water, electricity and private drainage. Standard and Superfast Broadband available.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6PH - approaching from Tamar View Nurseries the property will be found in a short distance on the right.



# Ryelands, Carkeel

Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft  
Large Garage / Workshop = 33.2 sq m / 357 sq ft  
Total = 205.2 sq m / 2208 sq ft

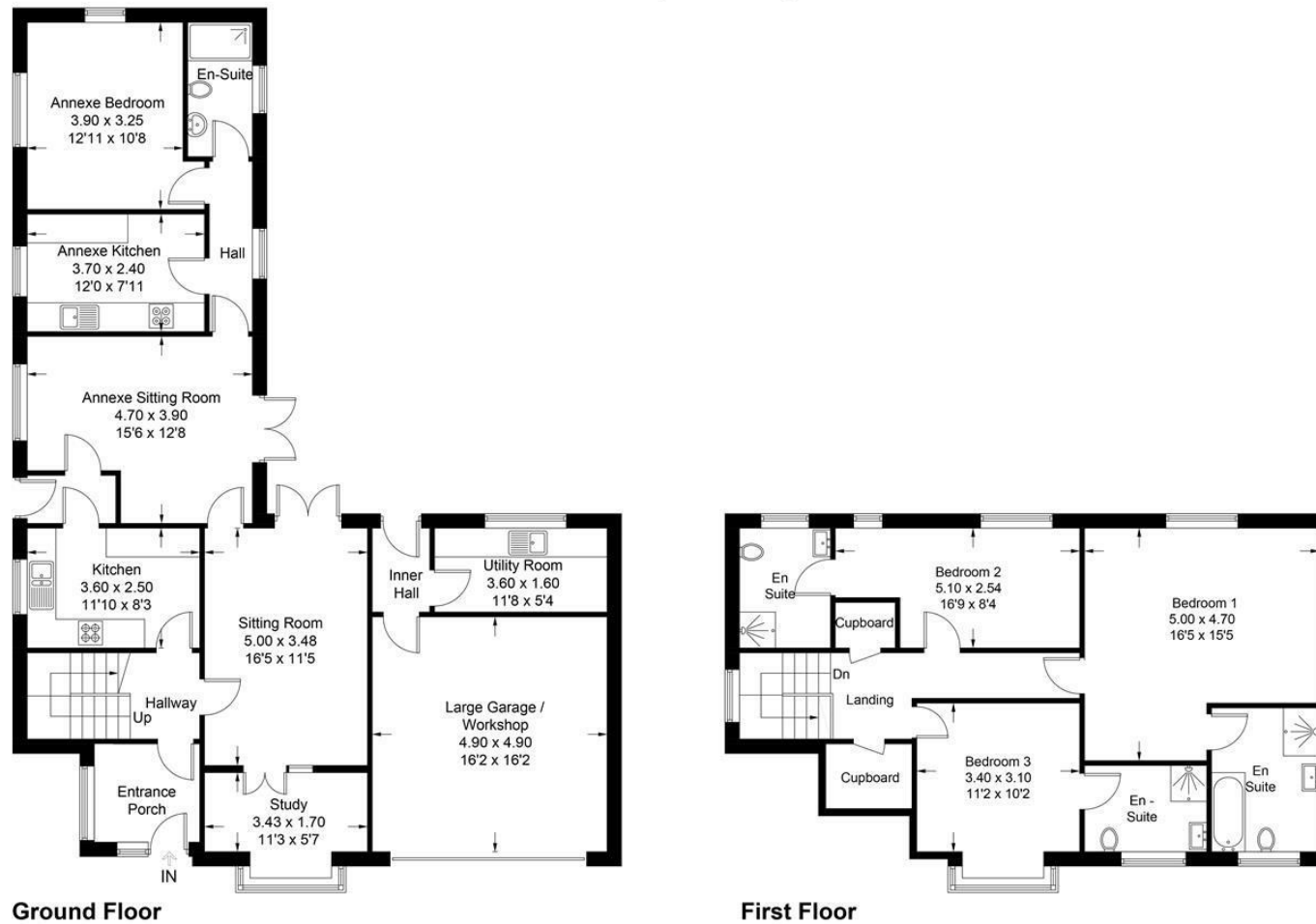


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100496)

These particulars should not be relied upon.