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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

STOCKADON VILLA PAYNTERS CROSS, ST. MELLION, SALTASH, PL12 6QE

PRICE GUIDE £2,000,000





An architecturally splendid Grade 2 Listed and iconic country house set within about 7 acres of beautiful parkland gardens with woodland and natural areas. About 3412 sq ft, Drawing Room, Dining Room, Kitchen/Breakfast Room, Gallery/Studio, Conservatory, Snug, Usual Domestic Offices, 5 Double Bedrooms, 2 Shower Rooms, Potential Annexe, Various Outbuildings including Former Coach House and Stables and Double Garage, Private and Gated Driveway Parking, Sweeping Lawns.

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

LOCATION

Stockadon Villa lies in a coveted position within the Tamar Valley Area of Outstanding Natural Beauty. 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

Stockadon Villa comprises a fine Grade 2 Listed country house privately situated within fabulous parkland gardens and available on the open market for the first time in 38 years.

Believed to have been the Estate Manager's house for the neighbouring Pentillie Estate the house has been carefully maintained and has many beautiful architectural features of note including a central porch with granite Doric columns, 12-pane sashes, bowed 12-pane sashes on corbels, Gothic arch windows, cornicing and plasterwork amongst many other features. The property benefits from oil fired central heating together with wood burners in the three principal reception rooms to create a comfortable family home of warmth and immense character. The house has fine west aspect with wonderful views over open country taking in the River Tamar and the foothills of Dartmoor.

The accommodation extends to about 3412 sq ft and briefly comprises -

GROUND FLOOR - Reception Hall with central staircase and second private staircase to Attic Room - 23' Drawing Room with original decorative cornice and plasterwork together with a Coalbrookdale wood burner - 14' Dining Room with Woodwarm wood burner - Kitchen/Breakfast Room with dual aspect - 21' Gallery/Studio this room has composite Portuguese marble flooring with French doors to west garden and is open plan to the 14' Conservatory again with French doors to garden - 18' Snug with Woodwarm wood burner and handbuilt spiral staircase rising to Guest Bedroom (5) with vaulted ceiling and Gothic arch window - Laundry Room - Boot Room - Shower Room/WC.

FIRST FLOOR - 4 Double Bedrooms each with fine views - Family Shower Room/WC.







OUTSIDE

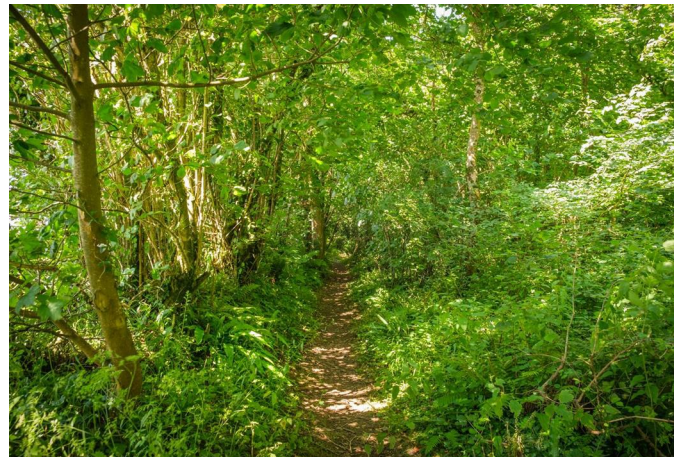
A pair of wrought iron gates open onto the granite cobbled driveway leading to the courtyard providing ample parking for many cars and access to the Double Garage with Log Store. Traditional Coach House and Stable with corresponding Loft over (about 1000 sq ft), this building may be considered suited for conversion or indeed incorporation into the main residence subject to any consents that may be required. Gardeners WC. There are two further gated entrances on the west boundary.

The patios and seating terraces give way to sweeping lawns and parkland gardens with well established and colourful flower and shrub beds together with mature trees. Of the 7 acres about 1.5 acres comprises mature woodland with a delightful woodland walk, this combined with the natural areas and verges provides the perfect habitat for an abundance of observable flora and fauna.

EPC RATING - EXEMPT (LISTED), COUNCIL TAX BAND - G
Mains water and electricity. Private Drainage. Ultrafast Full Fibre Broadband available.

DIRECTIONS

Using Sat Nav - Postcode PL12 6QE



St. Mellion, Saltash, PL12

Approximate Area = 3412 sq ft / 316.9 sq m

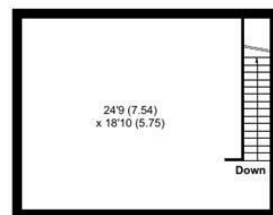
Garage = 399 sq ft / 37 sq m

Coach House / Stable = 915 sq ft / 85 sq m

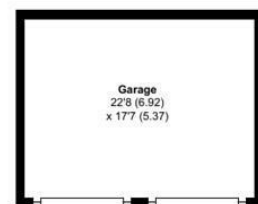
Outbuilding = 38 sq ft / 3.5 sq m

Total = 4764 sq ft / 442.4 sq m

For identification only - Not to scale



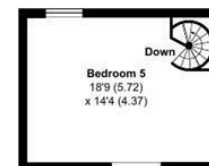
COACH HOUSE / STABLE
FIRST FLOOR



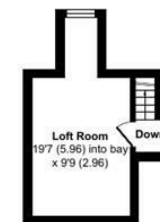
Garage
22'8 (6.92)
x 17'7 (5.37)



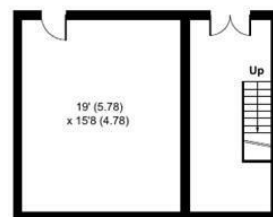
OUTBUILDING



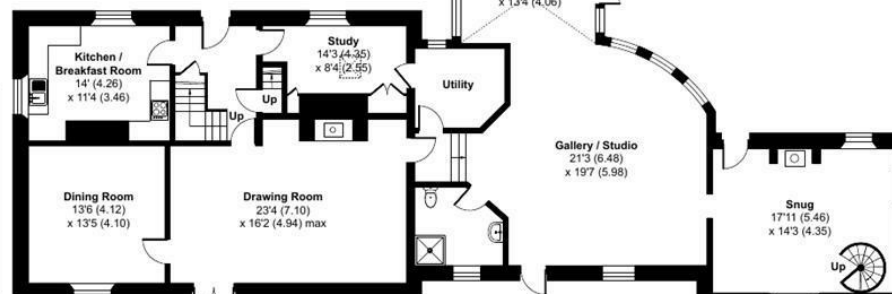
FIRST FLOOR 2



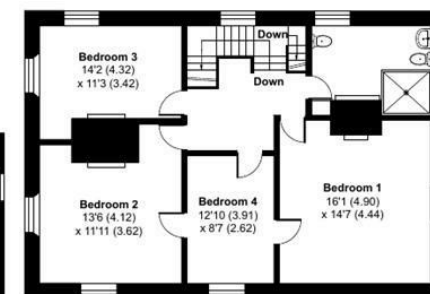
LOFT



COACH HOUSE / STABLE
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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These particulars should not be relied upon.