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TWO HOOTS CARKEEL, SALTASH, PL12 6PH

PRICE GUIDE £595,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Commanding a stunning prospect over the beautiful and unspoilt countryside of the Tamar Valley Area of Outstanding Natural Beauty, a detached bungalow offering spacious family accommodation and privately situated within about 0.85 acre of private and established gardens. About 2062 sq ft, 21' Sitting Room, 21' Snug, 22' Kitchen/Breakfast Room, 18' Conservatory, Study/Bedroom 5, 4 Double Bedrooms (2 Ensuite), 2 Bath/Shower Rooms, Long Private Drive, Ample Parking, Double Garage, River Views.

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

LOCATION

Two Hoots 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

Two Hoots comprises a detached country bungalow, south facing and situated just outside the southern edge of the Tamar Valley AONB. From this position the property commands a truly stunning, almost 180 degree prospect over the rolling countryside of the Tamar Valley with the River Tamar in the foreground with foothills of the Dartmoor National Park providing a dramatic backcloth. Whilst having a rural position the property enjoys immediate access to the A388 putting Plymouth, Exeter and Truro within a straightforward commute.

The bungalow has full double glazing and LPG central heating and offers spacious accommodation with level access, extending to about 2062 sq ft and briefly comprising - Porch leading to central reception hall, the sitting room has french doors opening to the patio and an open fireplace housing a wood burner. From here a wide opening leads to the snug, again with wood burner. Both rooms have double doors to the conservatory which has a dual aspect capitalising on the outstanding views over unspoilt countryside. The three reception rooms combine to provide fabulous family and entertaining space. The kitchen/breakfast room has a triple aspect with super views and is fitted with ranges of worksurfaces with black high gloss cabinets and Bosch hob and ovens. The study could perhaps be used as a fifth bedroom depending upon individual needs.

The master bedroom has a dressing room and ensuite shower/wc. There are three further bedrooms, one of which has an ensuite shower/wc together with a family bathroom.

OUTSIDE

The private drive provides ample level parking with space for many cars, boat, caravan or motorhome etc. The drive leads to the double garage with further garden storage shed adjacent measuring about 4m x 2m.

The established gardens extend to about 0.85 acre and are a particular feature, predominantly laid to lawn but interspersed with many mature trees and shrubs including Magnolia and Camellia amongst others.

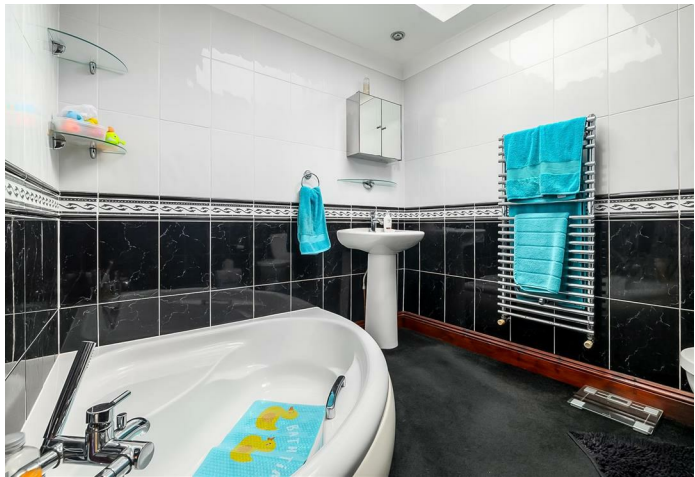
There are extensive paved patios immediately adjacent to the front and rear providing fabulous space for barbecues and alfresco dining. The rear patio areas have particularly fine views over the Tamar Valley.

EPC RATING - D, COUNCIL TAX BAND - F

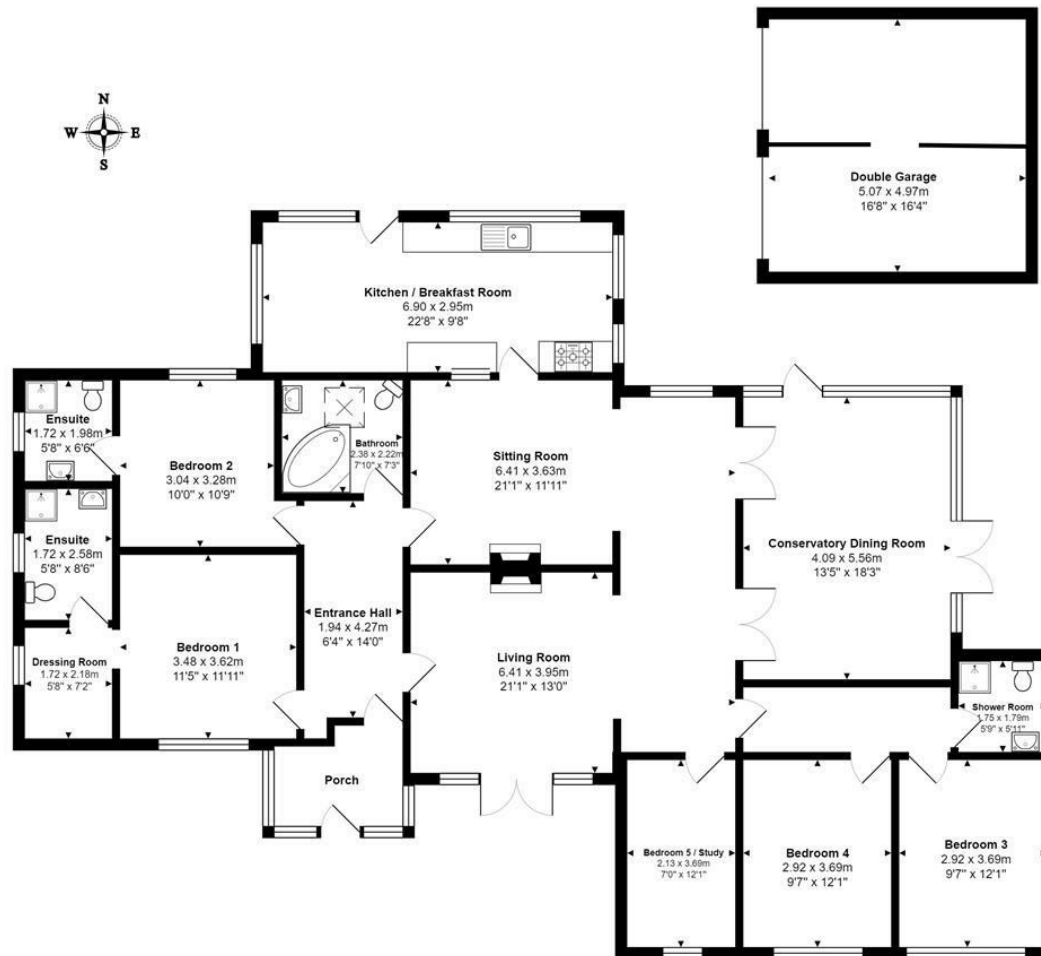
DIRECTIONS

Using Sat Nav - Postcode PL12 6PH - the entrance to the property will be found immediately opposite Tamar View Garden Centre.









Ground Floor

Total Approximate Area - 191.5 m² ... 2062 ft² (excluding double garage)

All measurements are approximate and for display purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.