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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

LANJORE FARM COTTAGE AND EAST GLASDON ST GERMAN'S, SALTASH, CORNWALL, PL12 5BH

GUIDE PRICE £375,000





SOLD - Scott Parry Associates are pleased to report another successful sale - PRIVATELY SITUATED REFURBISHMENT/ REDEVELOPMENT OPPORTUNITY IN A PRIZED RURAL SETTING CLOSE TO THE HISTORIC RIVERSIDE VILLAGE OF ST GERMANS - A beautiful pair of semi-detached cottages and two further dilapidated outbuildings with potential in a magical private courtyard setting. Lanjore Cottage - About 875 sq ft, Sitting Room, Kitchen/Dining Room, 2 Double Bedrooms, 2 Bath/Shower Rooms, East Glasdon - About 471 sq ft, Sitting Room, Kitchen/Dining Room, 2 Bedrooms, Outbuilding 1 - About 174 sq ft over two floors, Outbuilding 2 - About 519 sq ft (potentially 939 sq ft), Extensive Gardens, Woodland and Paddock, About 0.59 Acre.

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

The property comprises a pair of semi-detached cottages in an idyllic setting with two further outbuildings with potential and extensive garden space. The whole property is in need of complete renovation and represents an increasingly rare opportunity to create a unique country property. The layout currently suits use as a home with adjoining holiday let or multi-generational living however we also envisage that a buyer may seek to incorporate the two cottages to create one fabulous home.

The residential element is known as Lanjore Farm Cottage and East Glasdon - the two properties total about 1346 sq ft and comprise as follows -

Lanjore Farm Cottage - About 875 sq ft - GROUND FLOOR - Porch - Reception Hall - 13' Sitting Room - 13' Kitchen/Dining Room - Bathroom (no bath) - FIRST FLOOR - 2 Double Bedrooms - Shower Room/WC.

East Glasdon - About 471 sq ft - GROUND FLOOR - 11' Kitchen/Dining Room - 11' Sitting Room - FIRST FLOOR - 2 Bedrooms.

OUTSIDE

The property is approached over a long drive (in separate ownership but with right of way over and maintenance contribution according to user), this in turn leads to a private drive way leading to an ample parking/turning area for many cars.

The buildings are set around a quaint courtyard with outbuildings including a traditional barn 30'4" x 14'1" - formerly a two storey building and without a roof, this building has potential subject to any consents that may be required and has a leanto measuring 11'1 x 8'7" with a total footprint of 519 sq ft and potential to create 939 sq ft assuming two storey - also a two storey stone building (on floorplan) the ground floor of which formed the bathroom for East Glasdon Cottage.

There is a small paddock, a small area of natural broadleaf woodland and uncultivated garden with the whole having immense potential for a creative gardener to create a fascinating landscaped environment in a natural unspoilt setting which is host to an abundance of flora and fauna. The whole extends to about 0.59 acre.



NOTES

EPC RATING - LANJORE - D, EAST GLASDON - G

COUNCIL TAX BAND - LANJORE - B, EAST GLASDON - A

Private Water (not tested) with contribution towards costs. Private Drainage (not tested).

The boundaries are demonstrated by reference to the attached plan - the buyer will be responsible for making up a short section of boundary within the paddock.

DIRECTIONS

Using Sat Nav - Postcode PL12 5BH









East Glasdon, Saltash, PL12

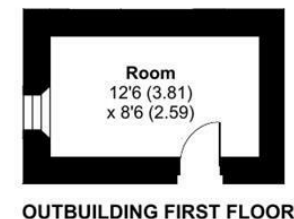
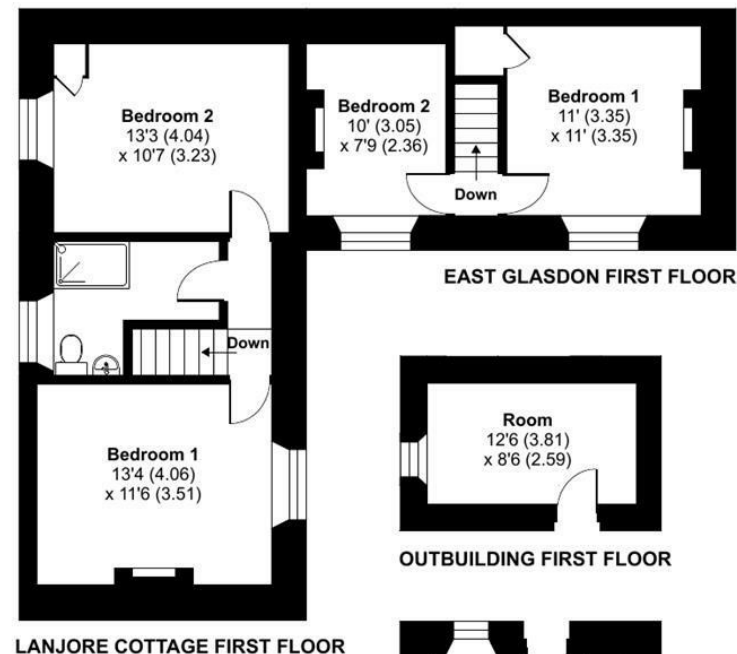
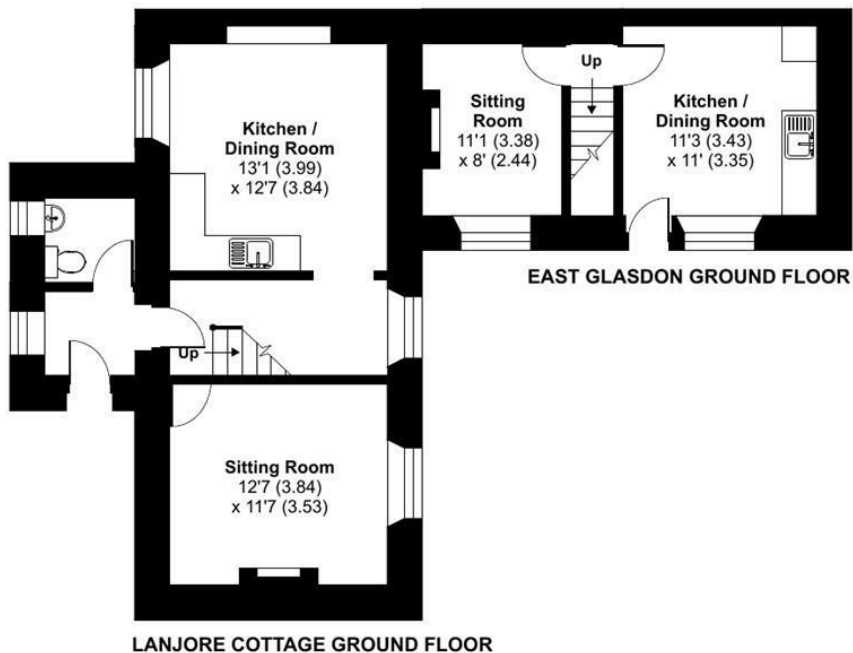
Lanjore Cottage = 875 sq ft / 81.3 sq m

East Glasdon = 471 sq ft / 43.8 sq m

Outbuilding = 174 sq ft / 16.1 sq m

Total = 1520 sq ft / 141.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Scott Parry Associates. REF: 1024592

These particulars should not be relied upon.