

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

BRISTON ORCHARD BARN ST. MELLION, SALTASH, PL12 6RQ

GUIDE PRICE £995,000





NO ONWARD CHAIN - READY FOR IMMEDIATE OCCUPATION.

- First class and south facing detached barn conversion in the contemporary style, less than three years old and offering the ultimate luxury lifestyle in a prized rural setting close to the western edge of the Tamar Valley AONB and commanding a stunning westerly prospect over rolling unspoilt countryside. The property also benefits from PLANNING PERMISSION for a large single storey extension to enhance the living space. About 2624 sq ft, Fantastic Full Height Reception Hall, 28' O/P Triple Aspect Living Room/Bespoke Kitchen, Laundry Room, Cloakroom, Snug/Study/Bed 5, Luxury 23' Master Bedroom with Epic 23' Bespoke Dressing Room and Superb Ensuite Bath/Shower Room, 3 Further Double Bedrooms, Family Bathroom, Long Drive, Ample Parking, Carport/Garage for 3, Hot Tub, Lawned Gardens and Paddock, About 1.2 Acres.

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

LOCATION

Briston Orchard Barn lies in a coveted rural position close to the western edge of 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

Briston Orchard Barn comprises a detached barn conversion, which was largely rebuilt and completed just under three years ago with handsome stone faced elevations and well placed window openings, this coupled with the cool contemporary interior creates the perfect modern home in a highly prized and rural yet accessible location. The property benefits from the remaining balance of a Professional Consultants Certificate Warranty and has LPG central heating with underfloor on the ground floor and hand built double glazed windows throughout.

The accommodation extends to 2624 sq ft and is traditionally laid out over two floors briefly comprising - GROUND FLOOR - Full Height Reception Hall - 28' Open Plan Living Room/Kitchen with bespoke kitchen by Wren incorporating Quartz worksurfaces, integrated fridge freezer, induction hob, microwave, oven, dishwasher and drinks cooler, Quooker tap, the living room area has a wood burner and two pairs of French doors to the extensive granite paved terrace - Laundry Room with further fridge freezer - Cloakroom/WC - Study/Snug/Bedroom 5 - Double Bedroom with Ensuite Shower Room/WC - FIRST FLOOR - Luxury 23' Master Bedroom with Bespoke 23' Dressing Room and Sumptuous Ensuite Bath/Shower Room with bath strategically placed for star gazing!! - 2 Further Double Bedrooms (Total 4/5 Beds) - Family Bathroom.

PLANNING PERMISSION

Planning permission was granted on the 12th December 2024 under application number - PA24/07897. The permission allows for a large single storey extension on the south side of the building of about 48 square metres - this would significantly enhance the living accommodation with walls of glazing to take full advantage of the beautiful views. Copies of the plans and planning permission are available by visiting the Cornwall Council Online Planning Portal and quoting the above reference number or alternatively by email from Scott Parry Associates.







OUTSIDE

The property is approached through a five bar gate (electrically operated) over a long tarmac entrance drive, the first section of which is in separate ownership with right of way over in favour of the property. A further five bar gate (again electrically operated) opens onto the private tarmac entrance drive with ample parking for many cars and space for motorhome, caravan, horsebox and boat etc. The outbuilding comprises a two bay open fronted carport with a further open fronted garage/workshop and extends to about 527 sq ft in total with a large garden shed adjacent. Beyond lies a level paddock area.

Immediately adjacent to the house there is a large granite paved patio with hot tub beyond the patio there are sweeping lawns and an open westerly aspect over beautiful unspoilt countryside. There are established and mature trees together with natural areas providing cover for wildlife. The gardens extend to about 1.2 acres.

EPC RATING - D, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and private drainage. Fibre to the property. Mobile coverage - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 6RQ - the drive lies immediately adjacent to the entrance to Briston Orchard.





Total Area: 243.7 m² ... 2624 ft² (excluding garage, carport)

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.

©241Photography for Scott Parry Associates

These particulars should not be relied upon.