

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ELM COTTAGE, TIDEFORD, SALTASH, CORNWALL, PL12 5HN

PRICE GUIDE £675,000





A spacious detached cottage on the edge of this sought after village, west facing and privately situated within about 1 acre of established gardens with fascinating old limekiln and double garage/workshop. About 3028 sq ft, Kitchen/Breakfast Room (by Treyone), Sitting Room, Music Room, Garden Room, Dining Room, Study, 6 Double Bedrooms, 2 Bath/Shower Rooms, Private Driveway Parking, Double Garage with Workshop and Laundry Room, Greenhouses, Historic Limekiln (not listed), Beautiful Gardens with Natural Areas and Productive Orchard and Kitchen Garden.

ST GERMAN'S 2.5 MILES, WHITSAND BAY 6 MILES, SALTASH 5 MILES, PLYMOUTH 11 MILES, EXETER 55 MILES, FOWEY 23 MILES, TRURO 44 MILES

LOCATION

Elm Cottage is privately situated in a sheltered west facing position just outside the village and within the Tamar Valley Area of Outstanding Natural Beauty.

The village of Tideford lies in the rolling countryside on the north side of the historic Port Eliot Estate, about six miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and community centre. The A38 provides excellent access to Plymouth and all parts of the region. There is a regular bus service through Tideford to Plymouth and neighbouring towns. The villages of St Germans and Landrake, about three miles away, have primary schools, while St Germans also includes a sailing club on the River Lynher and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).

The town of Saltash has a Waitrose store on its northern outskirts, St Mellion International Golf Resort, the South Cornish coast of Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.



DESCRIPTION

Elm Cottage comprises a detached cottage with a west aspect and offering spacious and versatile accommodation, well suited to family living. The property is available on the open market for the first time in 42 years and benefits from hardwood double glazing (not fully double glazed) and oil fired heating served by a superb Heritage Range. There may be the opportunity for multi-generational living or indeed to create an annexe subject to any consents that may be required.

There are various traditional period features creating a unique home of immense character, the generous garden space has wild/natural spaces with an abundance of observable natural flora and fauna.

The accommodation extends to about 3028 sq ft and briefly comprises - GROUND FLOOR - 2 x Porches - 18' Kitchen/Breakfast Room, a bespoke kitchen by the award winning Treyone Kitchens with Heritage Range - 19' Sitting Room a triple aspect room with exposed beams and Woodwarm wood burner - 19' Music Room - 15' Snug with fireplace - 13' Dining Room with Rayburn open fire - 15' Dual Aspect Garden Room with French doors to garden - Bathroom - FIRST FLOOR - 16' Principal Bedroom with Walk in Wardrobe off - Five Further Double Bedrooms - Shower Room/WC - two staircases create versatility and there is the opportunity to reconfigure some of the first floor space to provide ensuite bathrooms if desired.







OUTSIDE

The property is approached over a lane (in separate ownership but with right of way over in favour of Elm Cottage) leading to ample and level driveway parking. This in turn provides access to the double garage with workshop and laundry room attached. Further outbuildings include three greenhouses and an historic old limekiln building of fascinating architecture.

The established gardens are laid to lawn with a profusion of flower beds, mature trees and shrubs providing colour and interest. There are also many natural areas with an abundance of observable wild flora and fauna. The orchard has apple and pear trees and there is also a very productive kitchen garden, perfect for those seeking to pursue self sufficiency. Within the garden there is also an old stone quarry which again is a haven for wildlife.

EPC RATING - F, COUNCIL TAX BAND - F

SERVICES - Mains water and electricity, private drainage. Broadband - Superfast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 5HN. Please ask for a dropped pin when booking your viewing appointment and approach the property over the lane.



Elm Cottage, Tideford, Saltash, PL12

Approximate Area = 3028 sq ft / 281.3 sq m

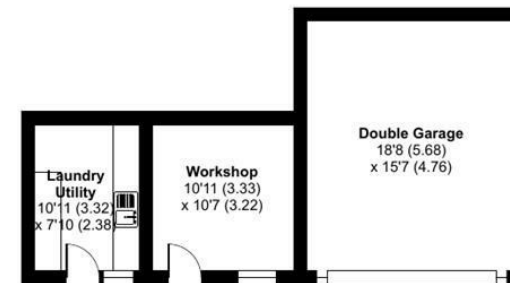
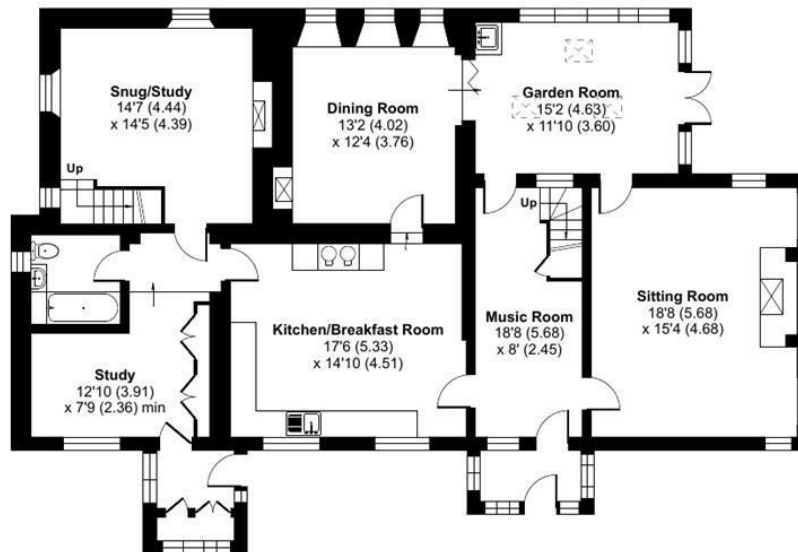
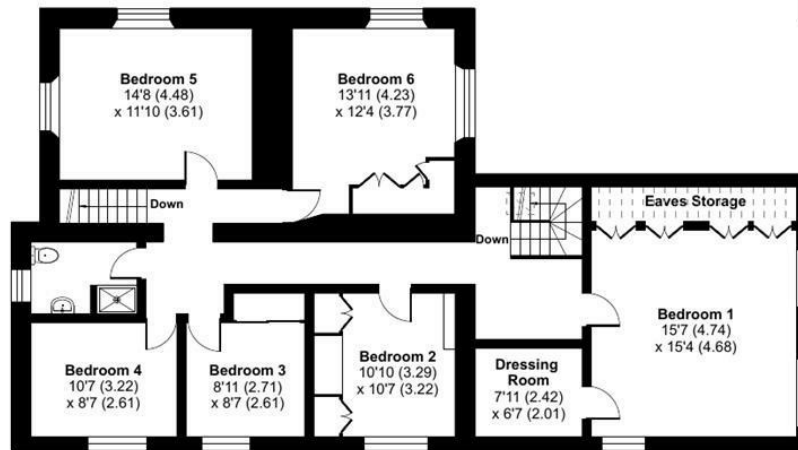
Limited Use Area(s) = 50 sq ft / 4.6 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 200 sq ft / 18.5 sq m

Total = 3569 sq ft / 331.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Scott Parry Associates. REF: 1220713

These particulars should not be relied upon.