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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 BRIARS RYN, PILLATON, SALTASH, PL12 6RA

PRICE GUIDE £725,000





SOLD - Scott Parry Associates are pleased to report another successful sale - An outstanding family home in a coveted village location on the edge of the Tamar Valley Area of Outstanding Natural Beauty, beautifully presented to a stunning contemporary standard with fabulous entertaining spaces and set within private and well established gardens. About 2529 sq ft, Open Plan Kitchen/Dining/Family Room (750 sq ft), 18' Sitting Room, Laundry, Study/Bed 4, Luxurious Principal Bedroom with Dressing Room and Ensuite Shower/WC, 2 Further Double Bedrooms, Shower Room/WC, Secure Gated Driveway, Colourful Established Gardens with Outdoor Kitchen, Patio and Studio/Workshop, Ample Parking, Solar Thermal.

ST MELLION GOLF RESORT 2 MILES, CARGREEN YACHT CLUB 5 MILES, SALTASH 6 MILES, PLYMOUTH 11 MILES, WHITSAND BAY 11 MILES, POLZEATH 38 MILES, EXETER 55 MILES

LOCATION

The charming village of Pillaton is situated on the edge of the River Lynher valley and only a short distance from the Tamar Valley AONB. The village offers a renowned public house and church with the nearby village of St Mellion having a primary school (rated "good" by Ofsted) and another at Landrake also rated "Good". The quiet lanes, footpaths and bridleways of the Lynher Valley are full of natural flora and fauna providing boundless opportunities for nature lovers, nearby (4 miles) Cadsonbury Wood and the Iron Age hillfort known as Cadsonbury Camp are in the ownership of the National Trust again providing leisure opportunities.

St Mellion International Resort provides unique 4-star hotel facilities, including the Elemis Spa, two golf courses, leisure club, tennis courts and an award-winning restaurant. Cargreen has a yacht club (www.cargreenyc.co.org) with deep water moorings available on the River Tamar with Plymouth Sound and the English Channel about 7 miles by boat. The town of Saltash includes an array of shopping facilities with a Waitrose store on its northern outskirts and main line railway station (Plymouth to London Paddington 3 hours).

The City of Plymouth lies within commuting distance and boasts a wide range of facilities centred around the fascinating and historic waterside areas of the Barbican and Hoe. The wide expanses of Bodmin Moor and the beaches of Whitsand Bay are both within easy driving distance.



DESCRIPTION

4 Briars Ryn comprises a luxurious detached house which has been in our clients ownership for just over seven years. The property has been carefully and thoughtfully improved and extended to provide a comfortable home perfectly set up for entertaining and family living. Planning permission is in place for further improvements should a new owner wish to create further accommodation, this permission allows for a two storey extension to provide an enhanced entrance lobby, enlarged first floor landing, double garage and large principal bedroom with ensuite shower/wc.

The property benefits from oil fired central heating (partial underfloor), full double glazing, solar thermal and many unique and bespoke features including some Iroco hardwood external doors, marble tiling, stunning kitchen and modern shower rooms together with the use of stone, granite and brick to provide a warm and welcoming environment. There are lovely views across the charming village environment and unspoilt countryside of the Lynher Valley.

The accommodation extends to about 2529 sq ft and briefly comprises - GROUND FLOOR - Grand Reception Hall with fitted Boot Room off - Beautiful Open Plan Kitchen/Dining/Family Room - a triple aspect room with folding doors and French doors opening to the paved terraces combining with the bespoke kitchen to create a fabulous entertaining and family space - 18' Sitting Room with brick built inglenook fireplace housing a Stovax wood burner with oak lintel over - Study/Bed 4 - Laundry - Cloakroom/WC - FIRST FLOOR - Luxurious 18' Principal Bedroom with fitted Dressing Area and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Family Shower Room/WC.

OUTSIDE

A pair of electronically operated high Iroco wood gates opens onto a level gravelled drive providing ample parking and providing a private and secure outdoor environment. Discreet outdoor lighting is placed through the garden with power points and water taps.

The outdoor kitchen terrace has a fine south aspect and provides fantastic al-fresco entertaining space. With a further paved terrace also approached from the open plan kitchen/family room. There is a Greenhouse and 357 sq ft Studio/Workshop with water and electricity and also plumbed for drainage. Sweeping lawns give way to colourful flower, shrub and trees beds with a collection of David Austin roses. Wildlife pond with waterfall feature with decked patio adjacent. The gardens back onto open fields and are enclosed by mature hedges and walls providing a sheltered and secluded environment with privacy and a fine south aspect.



EPC RATING - E, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Broadband - Superfast available (with Cat 6 Cabling wired through the house), Mobile Coverage - Good.

DIRECTIONS

Using Sat Nav - Postcode PL12 6RA







Briars Ryn, Pillaton, Saltash, PL12

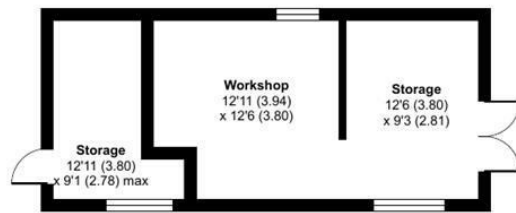
Approximate Area = 2529 sq ft / 234.9 sq m

Limited Use Area(s) = 124 sq ft / 11.5 sq m

Outbuildings = 357 sq ft / 33.1 sq m

Total = 3010 sq ft / 279.5 sq m

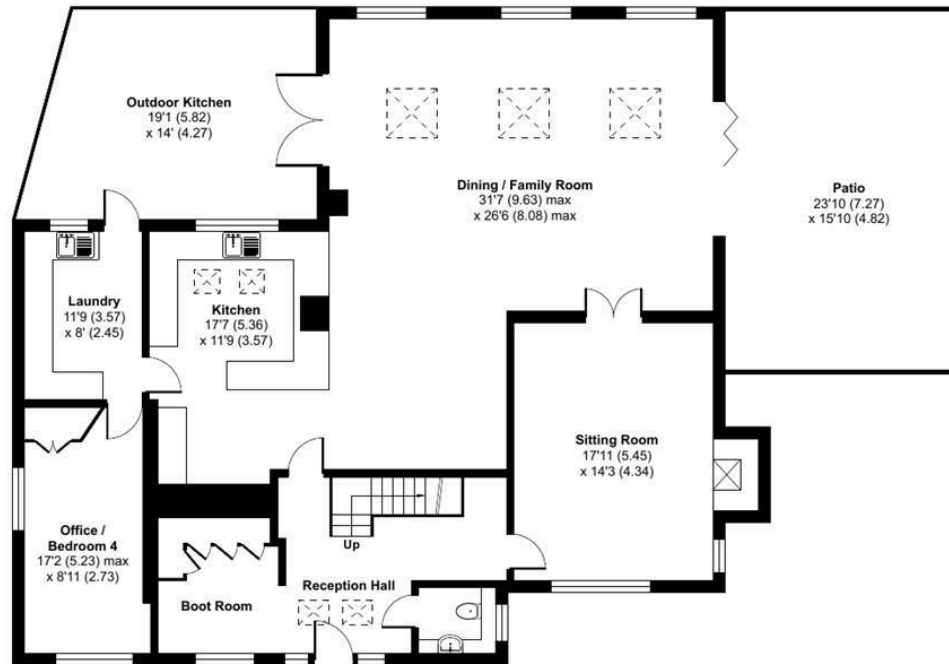
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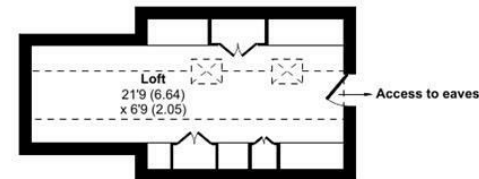
OUTBUILDING



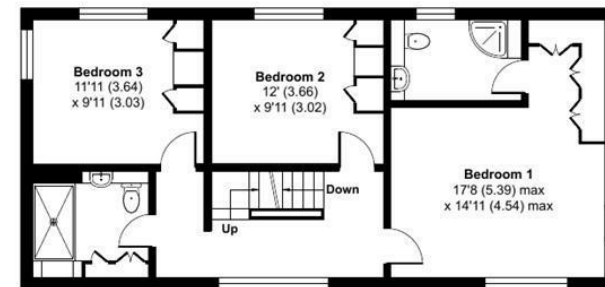
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1336453

These particulars should not be relied upon.