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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

GOLDEN CAP, CHURCH ROAD, TIDEFORD, SALTASH, CORNWALL, PL12 5HW

PRICE GUIDE £410,000







ST GERMANS 2.5 MILES, WHITSAND BAY 6 MILES, SALTASH 5 MILES, PLYMOUTH 11 MILES - Oozing charm and character, a beautiful south facing and semi-detached cottage set within pretty gardens in a prized village setting and only a short distance from the coast at Whitsand Bay. About 1816 sq ft (inc garage), Numerous Period Features, 17' Dining Room, 15' Kitchen/Breakfast Room with Heritage Range, 15' Sitting Room, Snug/Study/Bed 4, 3 Double Bedrooms, Family Bathroom, Private Driveway Parking, Garage, Workshop and Shed, Established Gardens.

#### LOCATION

The property is situated on the edge of the village only 250 yards from the tidal River Tiddy and on the western boundary of the Tamar Valley Area of Outstanding Natural Beauty.

Tideford lies in rolling Cornish countryside on the north side of the Port Eliot Estate, home to the famous Port Eliot Festival, about five 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 a community centre. The A38, which passes through the village, provides excellent access to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

The nearby villages of St Germans and Landrake, about two miles away, have primary schools (St Germans Ofsted "Good" and Landrake Ofsted "Outstanding"), whilst St Germans also includes a sailing club 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 at Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.





## DESCRIPTION

Golden Cap comprises an immensely pretty semi-detached cottage in a south facing location within the village environment. The property has fine views over the village and countryside beyond. During our clients ownership the property has undergone sympathetic improvement with care taken to retain features including slate flag flooring, stone fireplaces and exposed beams, this combined with oil fired central heating and full double glazing creates a warm and characterful living environment.

The accommodation extends to about 1816 sq ft (inc garage) and briefly comprises - GROUND FLOOR - 17' Dining Room with slate floor and staircase off - 15' Kitchen/Breakfast Room having a fine dual aspect and oil fired Heritage Range Cooker with integrated boiler serving the hot water and central heating - 15' Sitting Room with slate floor and fireplace with wood burner - 11' Snug/Bedroom 4 currently used as a studio for home working and having a door to the garden/patio - FIRST FLOOR - 3 Double Bedrooms (one is walkthrough) together with a Spacious Family Bathroom with claw and ball foot bath.

## OUTSIDE

A private driveway provides parking for 2/3 cars. Adjacent is a Garage with Workshop to the rear as shown on the floorplan.

The pretty gardens are predominantly level lawn with various established tree, shrub and flower beds including a mature apple tree.

There are views over the village and countryside beyond.

The neighbouring property, Myrtle Cottage has a pedestrian access along the south boundary of Golden Cap.

EPC RATING - F, COUNCIL TAX BAND - D

## DIRECTIONS

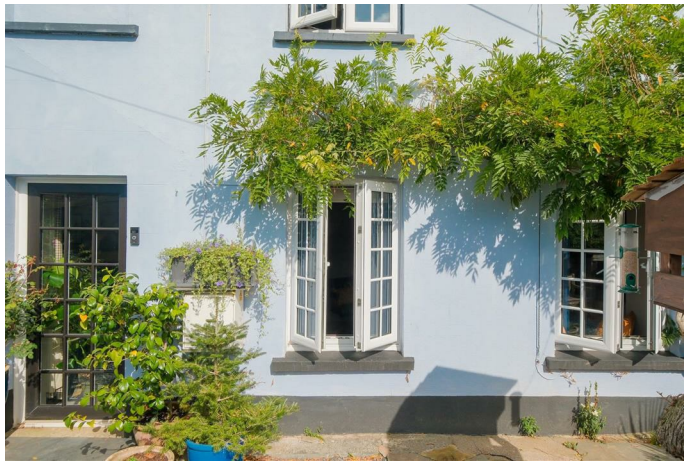
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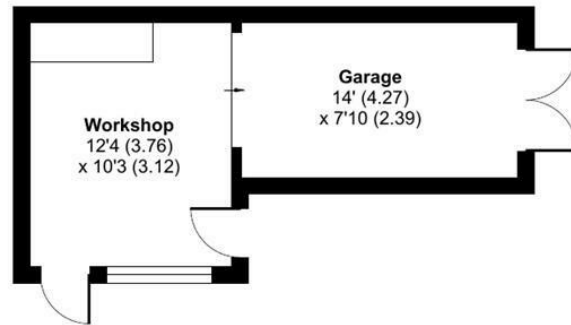




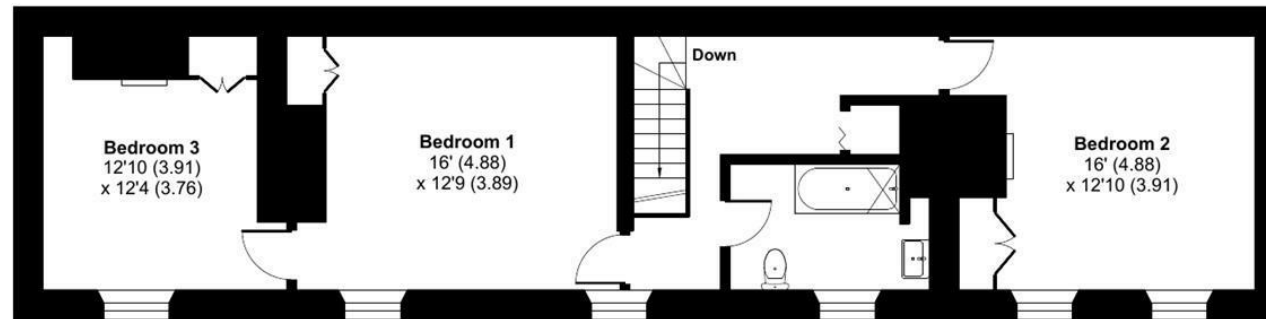
## Church Road, Tideford, Saltash, PL12

Approximate Area = 1816 sq ft / 168.7 sq m (includes garage)

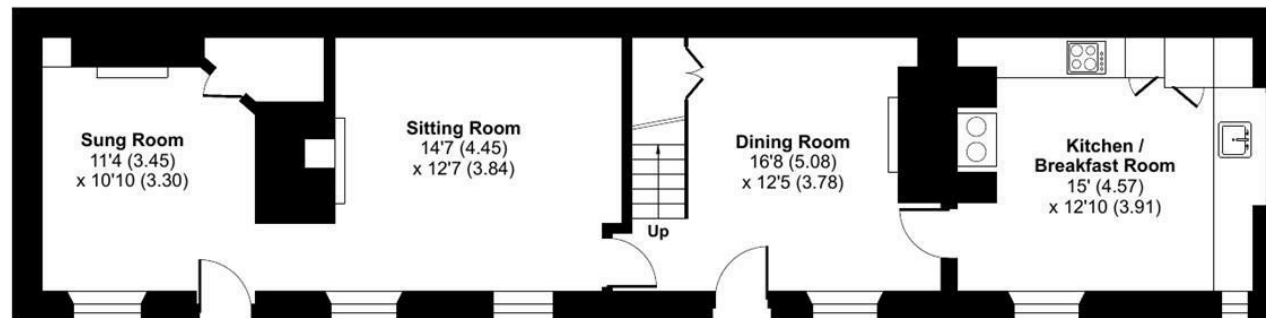
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.  
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These particulars should not be relied upon.