



Mill Cottage

Antony Passage | Saltash | Cornwall | PL12 4QT

FINE & COUNTRY

Step inside

Mill Cottage

Mill Cottage is a beautifully presented and thoughtfully designed property, offering potential as either a holiday home or family residence. The current owners completed extensive renovations at a significant cost, resulting in a beautiful residence set in a most tranquil hamlet on the banks of the Lynher Estuary.

Set over three floors, the property has retained character features and stonework, effortlessly blending design with appeal. The 2673 sq. Ft. has been designed and configured to make a most spacious layout.

A high-end kitchen and dining space spans most of the lower level, providing a wonderful area for hosting guests. The spacious living area is finished with an expansive and beautifully dressed sitting room with a vaulted, beamed ceiling, log burner and three sets of French doors opening on to Juliet balconies.

The evidence of space at this property continues with three large double bedrooms all of which are positioned to allow space and like the rest of the property, flooded with light.

The principal suite, with a vaulted ceiling and freestanding bath benefits from triple aspect windows and a Juliet balcony taking in the scenery of both woodland and water; giving a true feeling of peace and serenity. The home is finished with deep thought and style. Two further bathrooms, one on each level, have been fitted to the same high specification as the rest of the property.

Externally, the property offers an exquisite garden in pretty surroundings as well as off-road parking for multiple vehicles.

Location: Antony Passage is a hamlet in southeast Cornwall, England. It stands beside the tidal section of the River Lynher (a tributary of the River Tamar) on the opposite bank to Antony village.

Saltash is the nearest town and has one railway station. This is located on the main London Paddington to Penzance line.

The A38 is within easy reach which gives access to Plymouth and Devon over the Tamar Bridge and Cornwall.



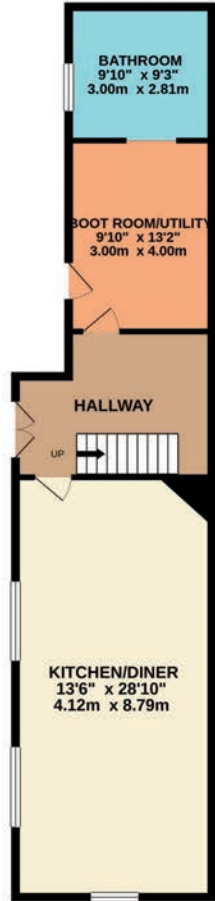








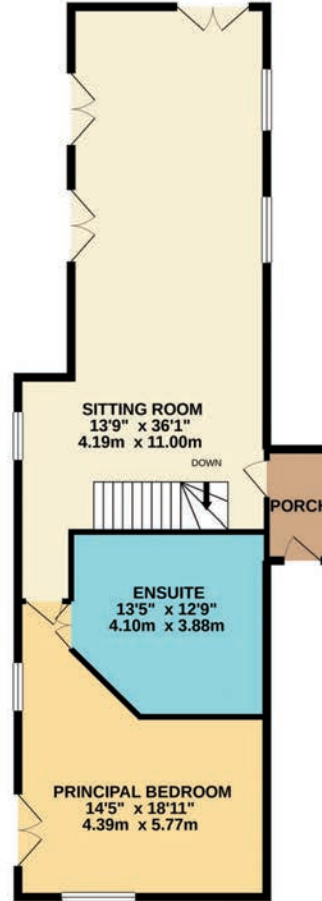
LOWER GROUND
729 sq.ft. (67.7 sq.m.) approx.



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



ENTRANCE LEVEL
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 2673 sq.ft. (248.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Information

Mill Cottage

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

Offers over £950,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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