



Essex House  
13 Culver Road | Saltash | Cornwall | PL12 4DP



# STEP INSIDE

## Essex House

---

Essex House is a fine Georgian residence of grace and distinction, discreetly tucked away behind high stone walls and double gates in the heart of Saltash. Dating from 1848, the property has been beautifully preserved and enhanced, combining classical architecture with modern refinements to create a home that is both elegant and practical for contemporary family living.

The accommodation, extending to around 2,551 sq ft, is arranged to balance grand entertaining spaces with warm and inviting family rooms. The welcoming entrance hall, with its period detailing, provides a fitting introduction. The generous kitchen/breakfast room opens to the sitting/dining area, creating an ideal space for gatherings, with an new installed log burner and stripped pine floors. Additional reception rooms include a Lounge and a third reception room with wood-burning stove, offering versatility for entertaining, relaxation, or working from home.

Upstairs, the principal suite is a true sanctuary, showcasing a striking bay oriel window and a beautifully appointed en-suite bathroom. Three further double bedrooms are offered, one with its own en-suite shower room, and the other two sharing a Jack and Jill suite, all finished to a high standard. Period features such as ornate plasterwork, original fireplaces, and large sash windows are found throughout, flooding the interiors with natural light and enhancing the sense of grandeur.

For the current owners, Essex House has been cherished as a true generational home, affectionately known as their "Christmas house," where family and close friends gather year after year to celebrate. Its proportions, warmth and flow make it perfectly suited to hosting occasions both large and intimate, often accompanied by a well-earned glass of bubbles.



















# STEP OUTSIDE

## Essex House

---

### Gardens & Grounds

The property sits within secluded walled gardens, approached via double gates opening to a level driveway and a detached double garage with electric door. The gardens are landscaped with lawns, established beds, and mature trees, providing both beauty and privacy. A south-facing paved terrace, framed by a wisteria-clad pergola, creates the perfect setting for al fresco dining and summer entertaining.

### Location

Saltash is a thriving town with roots stretching back to the 12th century, nestled on the banks of the River Tamar, the historic border between Devon and Cornwall. The area is rich in heritage and natural beauty, with the river offering excellent sailing waters and deep-water moorings nearby.

The town itself provides a wide range of shops, schools, a leisure centre, and a mainline railway station, all within easy reach of the property. The renowned St Mellion International Golf Resort is a short drive away, while Waitrose sits conveniently on the northern edge of town. Plymouth, only a few miles away, offers an extensive array of cultural, shopping, and leisure amenities, along with a cross-channel ferryport and direct rail service to London Paddington in just over three hours.





Essex House, 13 Culver Road, Saltash, PL12 4DP

Approximate Gross Internal Floor Area = 207.5 sq m / 2234 sq ft  
Garage Area = 34.8 sq m / 375 sq ft  
Total Area = 242.3 sq m / 2609 sq ft

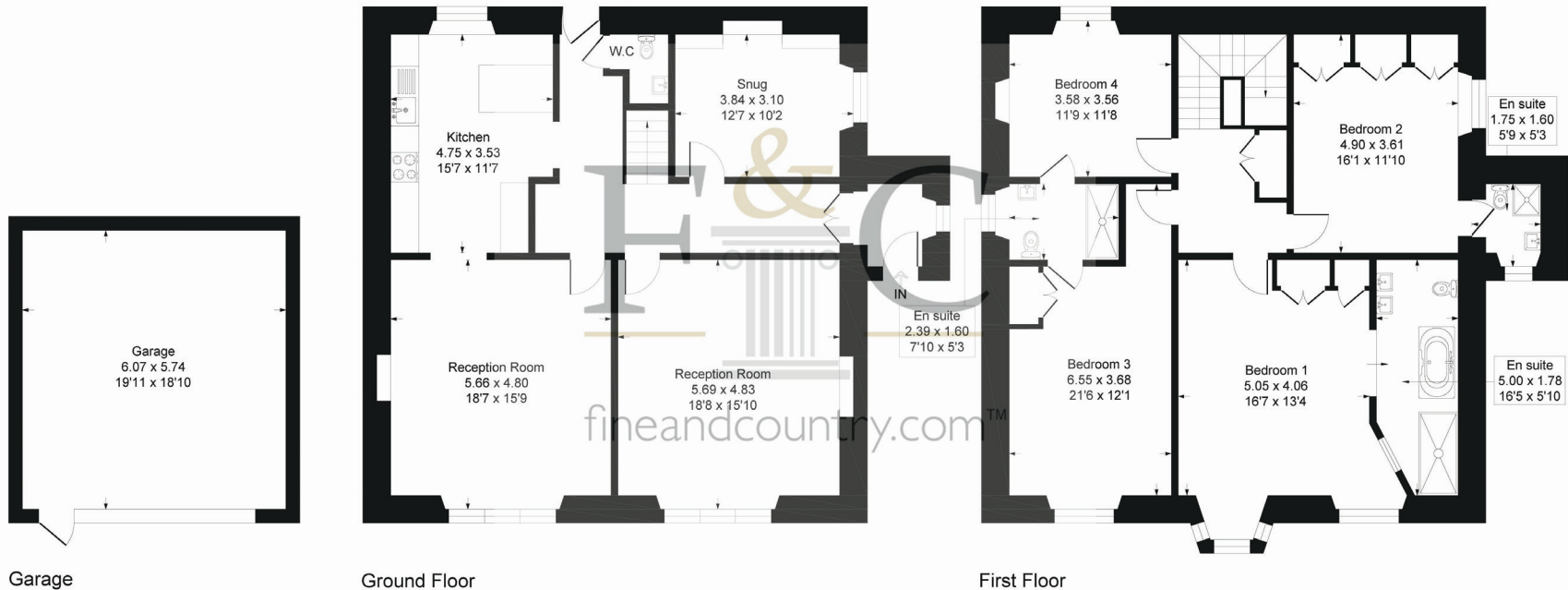


Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: F  
Tenure: Freehold  
£750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company No: 8894830. Registered Office Address: 40 Mannamead Road, Plymouth, PL4 7AF. Printed 16.09.2025







## STUART DONNINGTON

DIRECTOR

*follow Fine & Country Plymouth & Salcombe on*



Fine & Country Plymouth & Salcombe  
40 Mannamead Road, Mutley, Plymouth PL4 7AF  
01752 710966 | [plymouth@fineandcountry.com](mailto:plymouth@fineandcountry.com)

