





### Property Description

Tucked away in a quiet location, next to open parkland and fields, this beautifully extended and meticulously renovated two-bedroom home offers a perfect blend of modern luxury and peaceful living. Enjoy breath-taking views across the River Tamar to the rolling hills of Cornwall. Step inside to discover a home that has been completely transformed to an exceptional standard. The heart of the home is the stunning kitchen, a masterpiece of design fitted with high-specification appliances, sleek worktops, and ample storage, making it a joy for both everyday living and entertaining. The luxury continues into the beautifully appointed bathroom, finished with contemporary fixtures. Both bedrooms are generous doubles, with the principal bedroom being particularly spacious. This room offers fantastic potential to be easily split (subject to any necessary consents) to create a third bedroom, offering flexible accommodation for growing families or those needing a dedicated home office or guest room. Outside, the property boasts fantastic curb appeal.

The front approach is set behind a landscaped garden, featuring elegant and durable Spanish porcelain tiles. To the rear, you will find another beautifully landscaped garden, a private and low-maintenance oasis perfect for relaxation and alfresco dining. A significant addition to this already impressive home is the brand new, high specification garden office which could also be used as a gym/studio.

### Entrance Hall

Stairs rising to the first floor.

### Lounge / Diner

10' 5" max x 25' max ( 3.17m max x 7.62m max )

The property boasts a beautiful open plan lounge/ diner. One of the standout features of this room is a inset corner gas fire. This is a vertical two sided, "Dru" remote controlled energy efficient log gas fire with natural flame and ember effect. Two modern vertical radiators. Walnut effect laminate flooring throughout. Double glazed window to the front elevation.

The room flows through to the dining area which has ample space for a six seater table and chairs. Modern vertical radiator. Double glazed window to the rear elevation and double glazed sliding doors out onto the rear garden.

## Kitchen

13' 7" max x 15' 6" max ( 4.14m max x 4.72m max )

The stunning kitchen has been thoughtfully designed and includes a large central island with seating space beneath. There are a range of matching stylish gloss white kitchen units, with high-quality grey quartz work tops above. The kitchen comes with high quality BOSCH appliances including an eye level split oven and convection microwave. Integrated fridge freezer. Counter top electric hob with an extractor hood above. Inset stainless steel one and a half bowl sink with mixer tap. Space for a washing machine. Spotlights to ceiling. Slate tiled floor throughout. Access to large under stairs storage cupboard. Dual aspect double glazed windows to the front and rear elevation. Modern vertical radiator.

## Upstairs Landing

Double glazed window with far reaching views. Modern vertical radiator.

## Bedroom 1

10' 8" x 15' 8" ( 3.25m x 4.78m )

Spanning the length of the property and with dual aspect double glazed windows to the front and rear, this room has the potential to be split into two bedrooms (subject to any necessary building regulations. New wood effect laminate flooring. Two radiators and two ceiling lights.

## Bedroom 2

10' 4" x 9' 9" ( 3.15m x 2.97m )

New wood effect laminate flooring and large built in mirrored wardrobe. Double glazed window to the front elevation. Radiator.

## Bathroom

The impressive modern bathroom features a double walk in shower enclosure, wall hung white gloss vanity sink and low level w.c. Large chrome heated towel heater. Tiled floor and walls. Obscured double glazed window to the rear elevation. Spotlights to the ceiling.

## Outside

The property enjoys amazing views of Cornwall and the river Tamar from the rear of the property. There are stunning Spanish porcelain and decorative tiling to both the front and rear of the property. The plot has been landscaped to create well proportioned, flat low maintenance gardens. Built-in BBQ area and raised sun terrace. Fully enclosed with white painted walls/decorative fencing and a lockable aluminum gate. Raised flower beds with established shrubs and perennial flowers. Outside tap to front and rear, external electrical socket to the rear. Brand new 15m2 garden office, finished with low maintenance top quality cladding. The structure includes double cavity insulation, electrics, oak effect laminate flooring, recessed ceiling lights and double glazing, with views of the Tamar. This unique garden office offers endless potential uses including a home office, gym or studio.









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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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