



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10374

£795,000

Rosehill,  
Landulph, Saltash, Cornwall, PL12 6NF

**FREEHOLD**



**A beautifully spacious former farmhouse offering 5/6 bedrooms, 3/4 reception rooms, situated just yards from the Tamar River and local amenities, set well back from the road in large gardens approaching 1 acre with a detached stone barn, a pond and orchard. From the first floor the house commands panoramic far reaching views over countryside.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, side hall, cloakroom, utility room (ground floor annexe comprising bedroom, sitting room/dining room/kitchen and separate shower room).

**First Floor** Second sitting room, 4 bedrooms, bedroom 5/study, family bathroom.

**Outside** Tarmaced driveway with plenty of off-road parking, also providing access to the detached stone barn. Vegetable garden, pond, orchard and lawned garden surrounding the house with well planted flower and shrub bed borders.

**In all, the gardens extend to .8 of an acre.**



## **DESCRIPTION**

An attractive and very spacious detached Georgian style farmhouse and former dairy beautifully presented throughout and set within mature gardens approaching an acre, just yards from the Tamar River in the picturesque village of Landulph/Cargreen.

The farmhouse retains many character features with the added bonus that part of the accommodation on the ground floor can very easily be divided away as a self-contained annexe with its own independent access from the driveway.



The accommodation is accessed from an entrance porch at the front of the house with a glazed door opening onto the entrance hall, off which is a dual aspect sitting room with log burning stove, a dining room with an impressive stone fireplace, solid fuel burning cooking range and woodblock flooring throughout. There is also a refitted kitchen with handleless white gloss units and integrated appliances, a side hall with cloakroom off and steps then descend to a lower level where there is a utility room housing the pellet fuelled



biomass boiler that supplies domestic hot water and central heating with ample room for further appliances and fitted cupboards. On one side of the utility room a door interconnects with the accommodation that can be divided away as an annexe which comprises a double bedroom, a separate kitchen/dining room/sitting room and a shower room. There is a part glazed door from the reception area of the annexe into the front garden.



On the first floor is an impressive triple aspect second sitting room which commands panoramic far reaching views over miles of countryside and has a high ceiling with



woodburning stove on one side. There are four bedrooms, a fifth bedroom/study and family bathroom on this floor with the family bathroom having a bath and separate shower. The first floor landing is partially divided and split-level with two separate staircases descending to the ground floor.

The former farmhouse is surrounded by beautiful mature gardens approaching an acre with areas of formal lawn to the front with well planted flower and shrub bed borders, a vegetable garden, pond, orchard and two storey stone built barn to the rear. The main driveway is tarmaced and provides parking for numerous vehicles and also accesses all sides of the property, there are two further vehicular gated accesses from the road into the front garden and rear garden.

The property has been well maintained and improved by the current owner and is now presented with modern sanitaryware, kitchens and in good decorative order throughout. The mature gardens provide a particularly attractive surround to the property and are well screened from the road by mature hedges and trees.



## **LOCATION**

Although postally coming under Landulph, this farmhouse lies on the outskirts of the riverside village of Cargreen, situated on the Tamar River, upstream from the city of Plymouth where the waters of three rivers find their way out into the large estuary waters of the Plymouth Sound. Cargreen is navigable on the tides for sailing and pleasure craft alike and the yacht club holds tuition classes and provides moorings on the river. The expansive estuary waters provide excellent day sailing and are a brilliant playground for those wishing

to potter in boats or explore by kayak with the rivers Tavy, Tamar and Lynher contributing to the navigable extents and towards the sea there are large dock areas for the city of Plymouth which is a renowned naval base.

There is swift access from the villages of Cargreen and Landulph via the A388 to the A38 which then remains largely dual carriageway through Plymouth and all the way northwards through Devon to Exeter where it joins the national motorway network. The city of Plymouth offers a huge selection of leisure, commercial and retail facilities, sports clubs, schools and a large hospital. The town of Saltash on the western side of the estuary offers a more local range of shops, schools and a Waitrose supermarket.

Beautiful walks can be enjoyed along the banks of the River Tamar and through the surrounding countryside, much of which is rural farmland and rural villages.

Our client has resided in the village for a number of years and extols the extensive local facilities and bustling, thriving riverside community. The yacht club opens up two nights a week as a local bar which is well frequented and provides a good social evening. The Memorial Hall nearby the property holds a variety of classes that are well attended such as Ta Chi, bowls and pilates etc. and there is a local red bus offering a link to the nearby town of Saltash and Waitrose supermarket. This area is much sought after being a picturesque and unspoilt area of Cornwall, close to the Devon border providing easy access to the rest of the county. In terms of communication the local town of Saltash and the city of Plymouth both have mainline stations which provide a direct link to London Paddington with approximate travel time of 4 hours with airports available at Newquay to the south west and Exeter and Bristol to the north.

### **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

Part double glazed uPVC door to:-

**ENTRANCE PORCH** Double glazed windows on three sides overlooking the gardens, tiled flooring, inset ceiling downlighter, part glazed door to:-

**ENTRANCE HALL** Radiator, turning staircase ascending to the first floor with built-in understairs storage cupboard. Doors off to:-

**SITTING ROOM – 21'8" x 13'4", narrowing to 10'9" at one end.**  
A lovely dual aspect room with a double glazed sash window overlooking the front garden. On one side is an attractive raised fireplace with natural stone surround and a slate hearth on which stands a log burning stove. Part beamed ceiling, two radiators, telephone point.





**DINING ROOM – 15'6" x 14'3"** Double glazed sash window overlooking the front garden, attractive parquet wood flooring throughout. On one side is an impressive, exposed stone fireplace with raised hearth on which stands a Nordica solid fuel cooking range with hotplate at the top and surrounding chrome drying rail together with an oven beneath. Radiator, three wall light points.



**KITCHEN / BREAKFAST ROOM – 11'7" x 10'5"** The kitchen is well fitted with a range of handleless white gloss units comprising base level cupboards and drawers with further matching wall cupboards and surrounding laminated stone effect worktop surfaces with tiled wall surrounds. Single drainer stainless steel sink unit with chromium mixer tap and a range of integrated appliances that include a Siemens dishwasher, a four ring ceramic hob and oven/grill below, Hotpoint microwave and room for an upright fridge freezer. Radiator, vinyl flooring, ample room for table and chairs. Glazed door to:-





**SIDE HALL – 11'3" x 11'6" (including the stairs)** Double glazed window overlooking the rear garden, uPVC double glazed door opening to the rear garden, ceramic tiled floor. Secondary staircase ascending to the first floor. Radiator. Door off to:-

**CLOAKROOM** White low level wc, corner wall mounted wash hand basin with tiled splashback, radiator, ceramic tiled floor. Wall mounted electric consumer circuit breaker board and meter, opaque double glazed window.

From the side hall a flight of steps drop down to the:-

**UTILITY ROOM – 13'9" x 9'6"** A range of built-in base level cupboards and drawers with laminated worktop surface above and tiled wall surround, further matching range of wall cupboards. Single drainer stainless steel sink unit with chromium mixer tap. Undercounter space for washing machine and tumble dryer. Freestanding Klover PB35 Biomass pellet boiler to supply domestic hot water and central heating. Adjacent pressurised hot water cylinder with immersion facility and wall mounted electronic programming controls. Steps up to the door returning to the dining room and further door to:- (A self-contained ground floor annexe).

**BEDROOM 6 – 13'4" x 7'9"** Sash window overlooking the front driveway, wall mounted electric radiator. Door to:-

**SITTING ROOM / DINING ROOM / KITCHEN (L-SHAPED) – 6'7" x 5'5"** A range of base level cupboards in gloss grey, further matching wall cupboards and surrounding laminated worktop surfaces with

tiled wall surrounds and a single drainer stainless steel sink unit with chromium mixer tap. Integrated electric oven/grill with four ring ceramic hob above and filter hood. Wood effect flooring, windows overlooking the front and rear gardens. Wall mounted electric radiator. Distinct sitting area, built-in breakfast bar on one end of the kitchen worktop surface, part double glazed panelled door opening onto the front driveway. High level wall mounted electric consumer circuit breaker board. Door to:-



**SHOWER ROOM** White suite comprising a fully tiled shower cubicle with complementary tiling and fitted Triton electric shower, low level wc, white ceramic wash hand basin on a vanity cabinet with tiled splashback and chromium mixer tap, ceramic tiled floor. Chromium ladder radiator/towel rail, extractor fan.



From the entrance hall the main staircase ascends to a:-

**SPLIT LEVEL FIRST FLOOR LANDING** Part galleried, two radiators. Steps part way also accessing a secondary staircase returning to the side hall. Loft hatch access, doors off to:-

**SECOND SITTING ROOM – 21'3" x 14'** An impressive room which is triple aspect, double glazed windows providing stunning views over the gardens to all the surrounding countryside. High ceiling and on one side is a slate hearth on which stands a wood burning stove. Four wall light points, three radiator, television aerial lead.



**BEDROOM 2 – 13' x 10'9"** Double glazed window overlooking the front garden and miles of open countryside beyond. Radiator, high ceiling.





**BEDROOM 3 – 10'9" x 10'** Attractive period style fireplace with mantel and built-in double wardrobe to one side. Radiator, double glazed window overlooking the front garden and countryside beyond.

**BEDROOM 1 – 14'3" x 12'5"** Dual aspect with a double glazed sash window overlooking the front garden and countryside beyond. Radiator.



**BEDROOM 4 – 10'7" x 8'6"** Dual aspect with windows overlooking the gardens, radiator.



**BEDROOM 5 / STUDY – 11'11" x 7'8"** Double glazed window overlooking the front garden and countryside beyond. Radiator.

**BATHROOM – 10'6" x 9'6"** White suite comprising a freestanding claw footed roll edged oval bath with chromium mixer tap and shower attachment, fully tiled corner shower cubicle with fitted Mira electric shower, low level wc. Wash hand basin on a chrome stand with glazed toiletry shelf beneath and towel rail to the side. Double glazed window overlooking the garden and fields beyond. Radiator, loft hatch access, inset ceiling downlighters. Built-in storage cupboard.



### OUTSIDE

Rosehill is approached from a quiet country lane onto an asphalted apron/visibility display with two stone walls flanking an asphalted driveway that runs down to the house where it broadens to provide an off-road parking and turning area with room for numerous vehicles. To the right is an enclosed vegetable garden with hedging and wall surround, a polytunnel, greenhouse and vegetable beds. To the left of the driveway and opening up in front of the house is a broad swathe of lawn with well tended flower and shrub bed border and high hedges along the road frontage providing good privacy. In one corner is a raised slate paved patio area with pergola festooned with climbing plants such as jasmin, clematis and a vine. The surround to the lawn comprises well planted flower and shrub bed borders with semi mature trees.



The driveway proceeds across the front of the house and up the left hand side providing a further area of hardstanding for parking and turning an area of lawn/orchard with inset fruit trees and a delightful gravelled and paved surround sitting area to a large pond.

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Along the back of the house is an asphalted path/drive providing further parking, a strip of lawn runs along the back boundary which comprises high hedging and trees providing an excellent privacy screen and immediately behind the left hand side of the house is:-





**THE BARN – 16' x 9'6" (footprint)** With internal stairs leading up to a second storey with wooden flooring and open rafters providing excellent storage. The barn is an attractive natural stone two storey barn with slate roof. At the back of the barn is a lean-to area currently used for firewood storage.

**The gardens are a particularly attractive feature of the property, in all approaching 1 acre.**





### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL12 6NF.

**SERVICES** Mains water, mains electricity, private drainage. Biomass pellet boiler to supply central heating and hot water. Two woodburning stoves and one solid fuel cooking range. Private drainage.

**COUNCIL TAX BAND** G (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Plymouth proceed across the Tamar road bridge and follow the A38 dual carriageway up to a roundabout at which turn right on the A388 towards Callington and Launceston. Follow this road for 2 miles and at the first roundabout go straight across, heading towards Callington, follow the A388 for a further mile and then turn right towards Landulph. Follow this road for half a mile up to a T-junction at which turn right and then proceed for a further mile into the village of Landulph. Follow the road through to the centre of the village and at a crossroads, turn left towards Cargreen. Go past a church on your left hand side, the Memorial Hall on your left and the next entrance on your right will be the entrance to Rosehill.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable

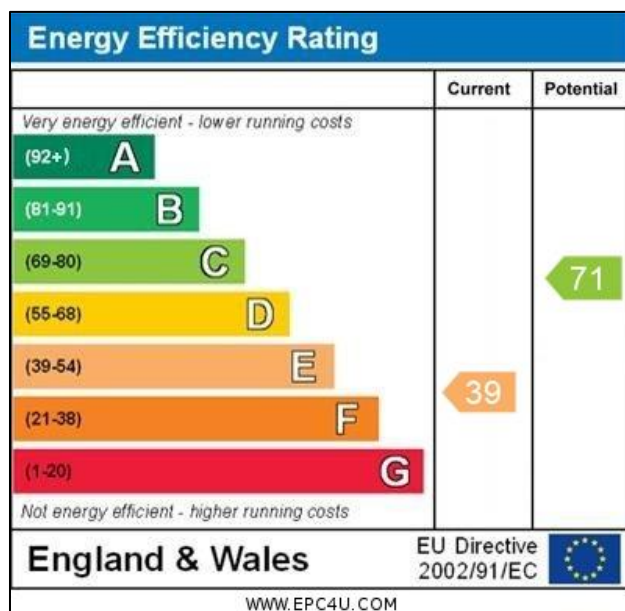


description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme





**Not to scale – for identification purposes only.**

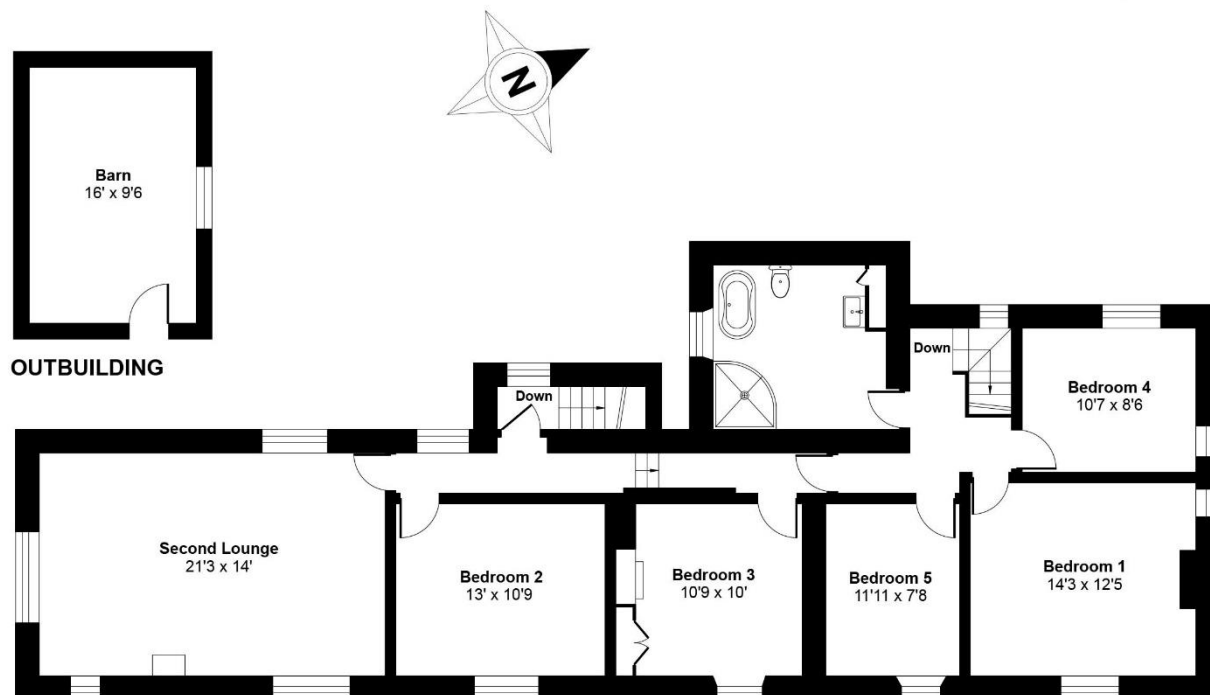
## Rosehill, Landulph, Saltash

Approximate Area = 2874 sq ft / 267 sq m

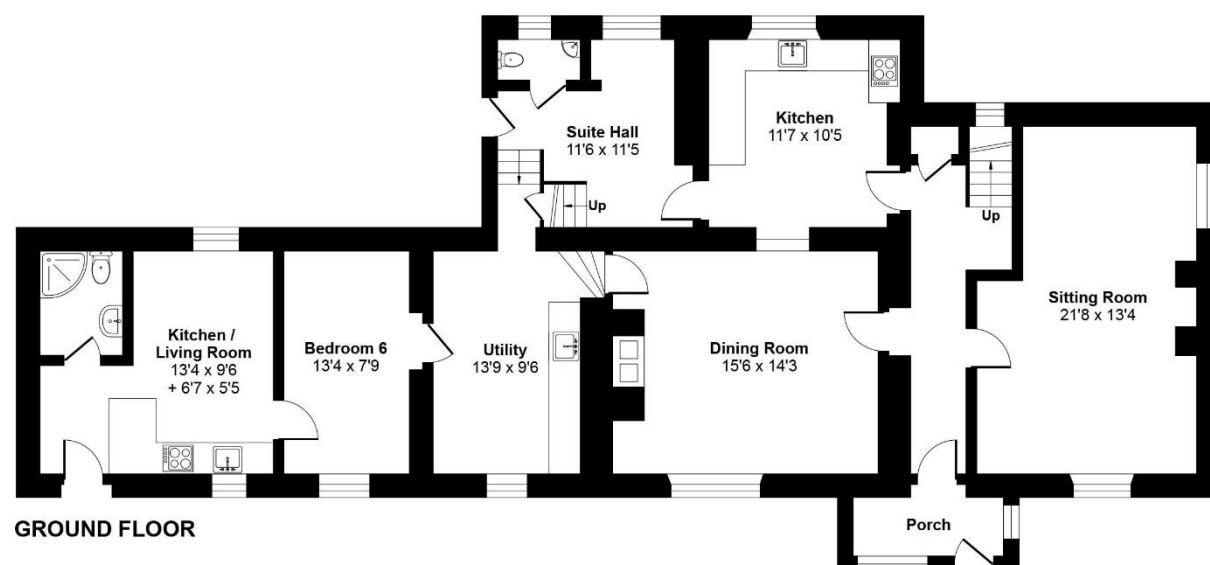
Outbuilding = 152 sq ft / 14.1 sq m

Total = 3026 sq ft / 281.1 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**





For reference only, not to form any part of a sales contract.





