



St Mellion

, St Mellion, Saltash, Cornwall PL12 6RQ



Saltash 5.7 miles. Plymouth City Centre
11.4 miles and Exeter City Centre 53 miles.

A detached three bedroom property situated on a delightful plot of approx 1.3 acres with additional two bedroom cottage overlooking the beautiful Pentillie Estate.

- Detached Three Bedroom Stone Barn
- Peaceful & Quiet Location yet Close to Local Amenities
- Large Kitchen/Dining/Family Space
- Sitting Room with Wood Burning Stove
- Two Bedroom Cottage within Grounds
- Separate Studio & Garden Outbuildings
- Generous Mature Gardens & Pond
- Stunning Countryside Views
- Freehold
- Council Tax Band F

Offers In Excess Of
£950,000

LOCATION

Idyllically situated at the end of a quiet country lane overlooking the neighbouring, beautiful rolling countryside of Pentillie Estate on the outskirts of St.Mellion Village. Conveniently located a short distance from St Mellion Golf Resort which was made famous by the Jack Nicklaus designed 18-hole golf course and also boasts a spa, leisure facilities, brasserie and restaurant. The nearby towns of Callington and Saltash both provide adequate amenities and facilities which include a Waitrose supermarket, Doctors, Dentists and good schools. The River Tamar provides access to some excellent opportunities for sailing and water sport enthusiasts. The property is just to the west of the Tamar Valley Area of Outstanding Natural Beauty and close by is the National Trust's medieval Cotehele Estate. The Ocean city of Plymouth provides a more varied shopping experience as well as a wide array of leisure attractions. There is a mainline station in the town of Saltash which provide a direct link to London Paddington. St Mellion is ideally located within easy reach of the A38 which provides a dual carriageway link northwards to Exeter where it joins with the national motorway network. The south Cornish coast is a short drive away giving access to the South West Coastal Footpaths, beautiful sandy beaches with picturesque fishing villages such as Polperro and Looe which still has an active fishing fleet and where daily fishing trips can be booked from the harbour.

DESCRIPTION

A most attractive and impressive three-bedroom stone barn which once formed part of the Pentillie Estate and overlooks the immediate stunning countryside which still forms the surrounding Estate today. This charming home is situated on a generous plot of approx. 1.3 acres which incorporate a gated, gravelled private driveway, double garage, mature gardens, studio and a delightful two bedroom cottage within the grounds – perfect for guests or ancillary accommodation.

ACCOMMODATION

This stylish home comprises attractive entrance hall leading to a beautiful fitted kitchen with a range of matching cupboards and coordinating marble worktops – the utility area offers additional cupboard/ storage space along with space and plumbing for appliances and a door to the garden. The surrounding kitchen areas are very versatile, the dining room enjoys a pleasant outlook and French doors out onto the patio overlooking the garden making this a great space for entertaining and all the family to gather and relax. The sitting room is triple aspect, light and spacious with a feature fireplace with wood burning stove and

patio doors to the garden. The hallway also gives access to a downstairs cloakroom and a staircase rising to the first floor accommodation. The first floor landing leads to three bedrooms – the Master bedroom benefits from a balcony with far reaching countryside views over Pentillie Estate and a modern En-Suite shower room. The third bedroom has been recently utilised as a dressing room and has a variety of built in wardrobes.

OUTSIDE

The property is accessed via a gated gravel driveway with an adjacent garage. The well stocked, mature gardens are simply delightful and extend in total to approx. 1.3 acres incorporating areas of lawn and well stocked beds. A large pond, 'Riviera' wooden hot tub, and vegetable garden can be found within the gardens which enjoy far reaching, panoramic views over Pentillie Estate, farmland and woodland, stretching to Dartmoor beyond.

THE COTTAGE

Sitting within the grounds is a charming, detached barn which has been beautifully converted to provide single storey, two bedroom accommodation, perfect for guests or multi-generational living.

THE STUDIO

A detached versatile space, ideal for those requiring a home work space or hobby room with light, power and Wifi.

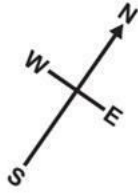
SERVICES

Mains Electricity and Water.
Private drainage.
Oil Fired Central Heating
Fibre Broadband – Capability of 60 Mbps
Mobile Coverage from EE & Three available at the property.

What3Words

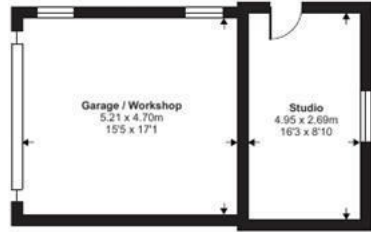
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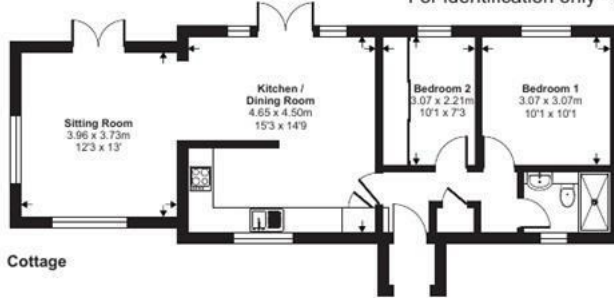


Approximate Area = 1919 sq ft / 178.2 sq m
 Cottage = 688 sq ft / 63.9 sq m
 Garage = 264 sq ft / 24.5 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 3015 sq ft / 279.9 sq m

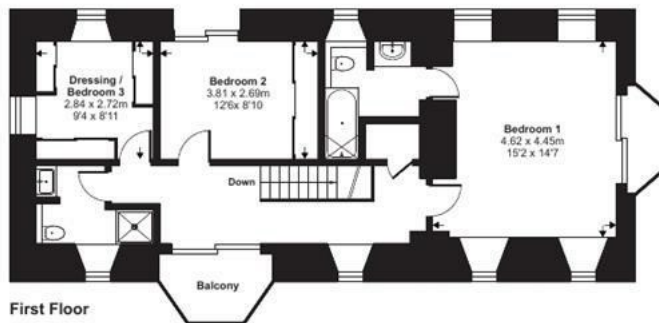
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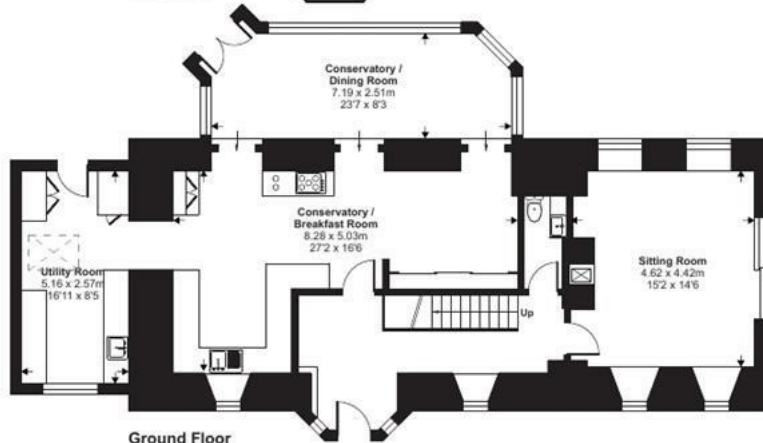
Garage / Outbuilding



Cottage



First Floor

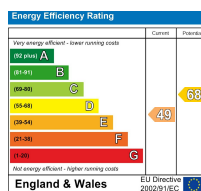


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1107774

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