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Pentire





Halton Quay 1 mile. St Mellion Golf Resort 2 miles. Saltash 8 miles. Plymouth 15 miles. Exeter 47 miles.

A fantastic opportunity to complete an architect designed three bedroom home with a one bedroom annex on an attractive generous plot of delightful gardens – perfect for multigenerational living, situated in a idyllic location.

- Rare Opportunity to Complete an Eco Style Home Project
- Three bedroom Bungalow with 1 Bedroom Annex
- Idyllic Location
- Generous Plot Incorporating Mature, Well Stocked Garden
- Stunning Uninterrupted Views
- Private Driveway
- Freehold
- Council Tax D
- All paperwork for planning and building control is available

Guide Price £425,000



### SITUATION

Set in tranquil and beautiful countryside on the outskirts of the village of St Dominick, which benefits from a thriving community shop along with an 18th century church and Methodist church. The pub, “The Who’d Have Thought It Inn”, offers great food and local ales. A Waitrose store is located just outside Saltash and only a short drive away. Active pursuits include shooting, fishing and horse riding and are all available nearby as well as extensive recreational facilities at the St Mellion International Golf Resort, approx. 2 miles away. Lovers of the great outdoors can also take advantage of the many walking opportunities locally with a wide network of footpaths and bridleways. Plymouth, known as the Ocean City is approx. 25 minute drive away offering all the amenities of a large modern city by the sea. The historic market towns of Liskeard, Callington and Tavistock can each be reached within a half-hour drive.

### DESCRIPTION

Pentire is a three-bedroom detached bungalow with a fully habitable one-bedroom annex. The property is situated on a plot of approx. 0.5 acres within the beautiful Tamar Valley. The site boasts extensive and uninterrupted views of countryside, moorland and sea – making this a truly special spot. The original bungalow has undergone extensive renovation to create an Architect designed functional and comfortable, multigenerational living space. To date the planning and renovation process has evolved, creating a new entrance and driveway on the site, building independent ancillary accommodation and redesigning the roof structure to incorporate a highly insulated flat/pent roof - suitable for an extensive solar array, and green roof aesthetics. When completed it will provide a substantial property offering fantastic flexibility and energy efficiency.

### ACCOMMODATION

Pentire is a half acre site situated in a unique and beautiful position within the Tamar Valley. The pretty gardens are mature and well established with various trees, bushes and lawns. The original architecturally designed bungalow was in need of renovation. An architect was commissioned to redesign the structure to create an ultra modern comfortable living space that was highly functional and suitable for multi generational living. The planning process involved:

1. Creating a new entrance and driveway on the site.
2. Building an independent living annex perfect for multigenerational living.
3. Redesigning the roof structure to incorporate a highly insulated warm design, flat/pent roof\* suitable for an extensive solar array, and green roof aesthetics.

A carport is detailed and planned on approved drawings.

The annex is fully habitable as is the static caravan, which would be an attractive proposition for a self builder who could live on site.

\*The flat/pent roof on the original building requires completion, after which the 1st and 2nd fix, and landscaping on the drive side of building.

### SERVICES

Mains electricity and water.

Private drainage.

Fibre broadband to village.

The vendor has confirmed phone signal is excellent as the property sits on top of the hill.

### DIRECTIONS

What3Words - [///longingly.massaging.bright](https://www.what3words.com/longingly.massaging.bright)

### AGENTS NOTE

Most likely suited to a Self Build mortgage or equivalent.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933

plymouth@stags.co.uk

stags.co.uk