



The Old Smithy



Approx. Mileage Saltash 4 miles. Callington 7 miles. Plymouth 10 miles

A charming detached, former Blacksmith's which has been extended and refurbished creating a spacious four bedroom family home situated on a generous plot with further potential.

- Detached Extended Former Smithy
- Three Reception Rooms
- Kitchen & Separate Utility Room
- Downstairs Shower Room
- Four Bedrooms
- Master bedroom with Full En-suite Bathroom
- Large Attractive Gardens
- Off Road Parking & Garage with Workshop Area
- Large Plot with Development Potential (STP)
- Freehold - Council Tax Band E

Guide Price £700,000

SITUATION

This pretty area is renowned for its warm climate and possesses some of the finest scenery in the West Country including the historic estates of Pentillie and Cotehele. Although set in quiet countryside, the maritime City of Plymouth is a 25 minute drive away with all the amenities of a large modern city. There is also a Waitrose store only ten minutes' drive away on the outskirts of the town of Saltash. The area is served by excellent schools, both in the public and private sectors including Plymouth College. Landulph Primary School is only a stones throw away. Active outdoor pursuits are available locally including shooting, fishing and horse riding. Opportunities for sailing are also nearby at Cargreen Yacht Club as well as extensive recreational facilities at the St. Mellion International Golf Resort, about 3 miles away and China Fleet Country Club.

DESCRIPTION

The Old Smithy is a well presented and well maintained, detached property with versatile space set traditionally over two floors, situated in a peaceful semi-rural location.

ACCOMMODATION

The property is entered via the dining room which in turn leads into the snug which has a feature fireplace with working wood burning stove, doors lead to the rear lobby and the sitting room which is light and spacious and has a convenient door into the garage and a staircase to the first floor. The rear lobby gives access to an attractive, shaker style fitted kitchen which has a range of cupboards and units with co-ordinating

worktops, utility room and good size, modern shower room.

The first floor landing leads to a generous master bedroom a with full en-suite bathroom and three further bedrooms. There is also ample storage and eaves storage to the first floor.

OUTSIDE

The property sits on a large plot of approx. 0.3 of an acre which incorporates a delightful garden featuring Gazebo and outbuildings which include an attractive summer house. A separate area of the garden has plentiful space for future envelopment (Subject to necessary planning permission) and also has a gated access from the lane with an area for parking.

The garage has light, power and water and also houses the oil fired boiler. As well as space for parking there is also a workshop area for those that like to tinker!

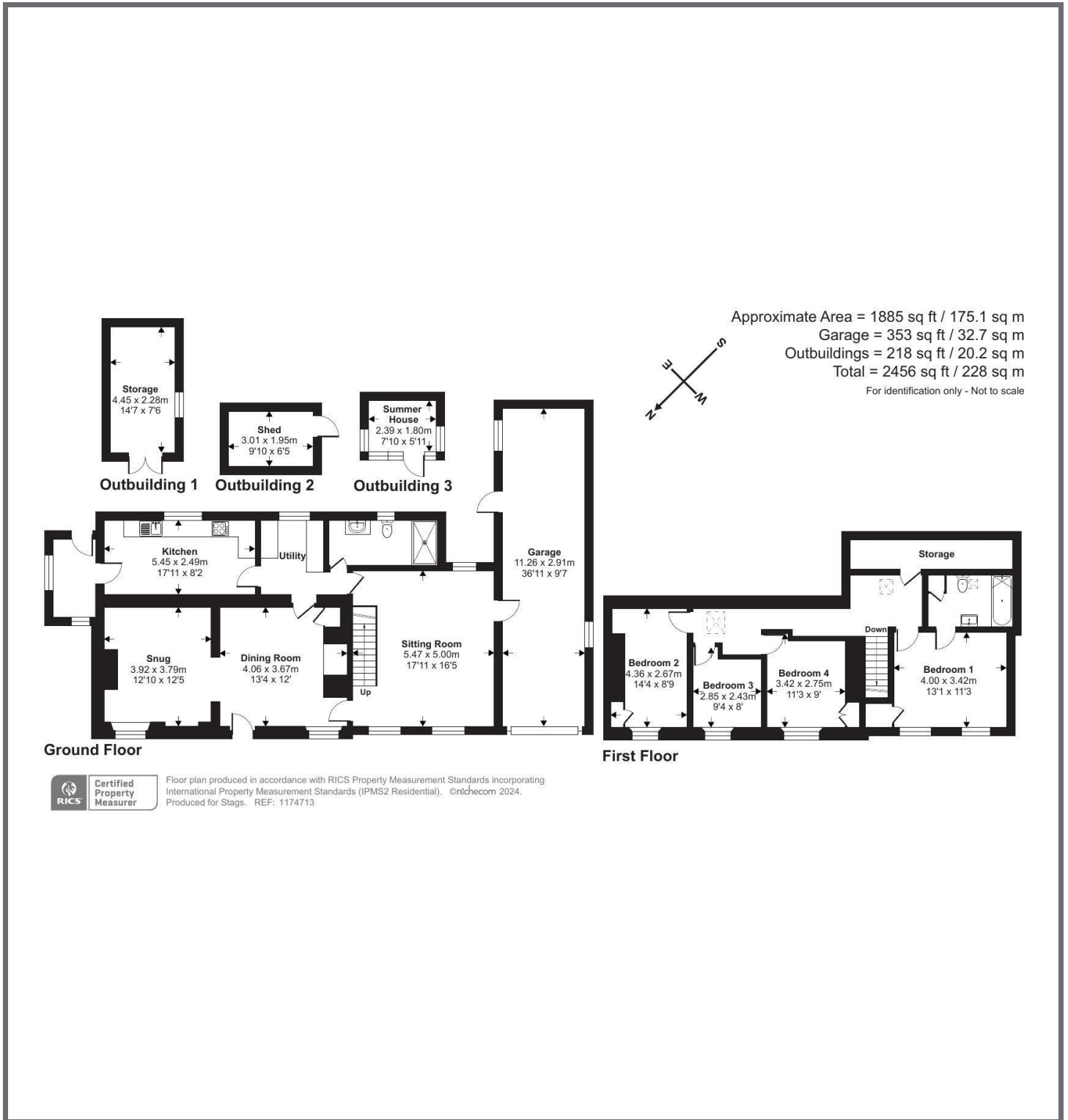
SERVICES

Oil Fired Central Heating. Mains Water, Private Drainage, Mains Electric. Based on the latest data available to Ofcom, Mobile coverage is standard and Fast Fibre broadband is available at the property.

DIRECTIONS

What3Words - ///married.twisty.juggles





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.



Energy Efficiency Rating		Current	Potential
<small>(Not eligible for award - higher heating costs)</small>			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<small>(Not energy efficient - higher heating costs)</small>			
England & Wales		EU Directive 2002/91/EC	10

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