



**Wadavers Church Lane, Cargreen Saltash PL12 6NS**

**welcome to**

**Wadavers Church Lane, Cargreen Saltash**

Rare opportunity to purchase a charming detached home featuring stunning countryside and river views, rear gardens, ample parking and an all-round versatile property. Presenting a gem in the heart of Cargreen. Featuring an eco-friendly ground source heat pump and solar panels.



### **Entrance Hall**

The Entrance Porch is complete with Porcelain tiled flooring, UPVC window to front and side. Door leading through to the spacious Entrance hall fitted with security alarm system, storage cupboard, radiator, ceiling & wall lights and carpet flooring.

### **Lounge**

19' 2" x 17' 2" ( 5.84m x 5.23m )

Beautiful open space with an abundance of natural light, double glazed windows to side and rear with far reaching views, UPVC doors to balcony, open fire, ceiling lights, carpet flooring, two radiators.

### **Kitchen/Diner**

19' 4" x 15' 4" ( 5.89m x 4.67m )

A stunning and spacious area within the home, great for entertaining and enjoying the surrounding views. Engineered oak flooring, double glazed windows to front elevation, two radiators, ceiling lights, Integral appliances within the kitchen are; induction Neff hob plus fitted barbecue, Neff extractor fan, Separate under counter fridge and freezer, Neff Microwave, grill and fan oven. There is also an integrated Neff dishwasher and the kitchen is complete with wall and floor mounted units and sink and drainer.

### **Orangery/Conservatory**

13' 11" x 9' 8" ( 4.24m x 2.95m )

Another great room to enjoy the surrounding views, carpet flooring, Velux window and double glazed window to side, front and rear elevation, radiator, door to bridge to front garden, UPVC sliding door to balcony which also provides access to the lounge.

### **Bedroom One**

13' 10" x 11' 10" ( 4.22m x 3.61m )

Carpet flooring, ceiling light, radiator, double glazed window to rear elevation, built in storage and lights above the bed, built-in wardrobes & drawer units. This bedroom is also a great place to enjoy the view in bed.

### **Bedroom One - Ensuite**

Carpet flooring, ceiling light, shaver socket, aqua board panels to shower, double glazed window to rear, extractor fan, radiator/heated towel rail, wall mounted mirror cabinet, w/c and corner sink with storage.

### **Bedroom Two**

20' 7" x 10' ( 6.27m x 3.05m )

Carpet flooring, radiator ceiling lights, and double glazed window to side elevation and UPVC sliding door to rear garden. Door to ensuite bathroom.

### **Bedroom Two - Ensuite**

Porcelain tiled flooring, double glazed window to rear elevation, corner shower, w/c , part tiled walls, hand basin with mirror, radiator/heated towel rail and extractor fan.

### **Bedroom Three**

11' 10" x 9' 5" ( 3.61m x 2.87m )

Carpet flooring, storage cupboard, radiator, ceiling light and double glazed window to front elevation.

### **Family Bathroom**

Carpet flooring, part tiled walls, ceiling light, mains shower over P shaped bath, w/c, radiator/heated towel rail, wash hand basin, wall mounted mirror cupboard, shaver outlet.

### **Downstairs Shower Room**

Ceiling light, ceramic tiled flooring, shower, part tiled walls, wash hand basin, double glazed window to rear, wall mounted light up mirror with storage and radiator/heated towel rail and w/c.

### **Family Room**

30' 1" x 11' 4" ( 9.17m x 3.45m )

Carpet flooring, ceiling lights, three radiators, three double glazed windows to the rear, UPVC door to rear garden. A great addition to the home and a very versatile room within the home.

### **Downstairs Utility/ Workshop**

35' 6" x 14' 9" ( 10.82m x 4.50m )

Ceramic tiles, ceiling lights, pantry, workshop area and a lot of storage throughout. Hot water cylinder and ground source heat pump, to the utility area there is a wash hand basin, floor based units and space for washing machine and tumble dryer. Door leading to office space.

### **Office**

Engineered oak and porcelain tiles flooring, radiator, ceiling light, double glazed window to rear and UPVC door leading to side access and rear garden.

### **Garage**

15' 4" x 8' 10" ( 4.67m x 2.69m )

Mains electric and access to roof space.

### **Garden**

Patio area with bushes and shrubs, wisteria over wooden pergola, areas laid to lawn, barbecue area, two outside taps, external log shed with power and lighting and stunning views across the surrounding country side.

To the outside of the property you have an undercover car port with outside tap, power and lighting along with ample parking for multiple vehicles. On the roof there are solar panels to the rear



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## Wadavers Church Lane, Cargreen Saltash

- DETACHED
- OUTSTANDING VIEWS OF DARTMOOR & RIVER TAMAR
- THREE/ FOUR BEDROOMS
- GARAGE
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: B

offers in excess of

**£850,000**



Please note the marker reflects the postcode not the actual property

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