



**Martyndale, St Dominic SALTASH PL12 6TD**



**welcome to**

## **Martyndale, St Dominic SALTASH**

This unique detached property, built in the 1900's, has a rich history as a former village shop and post office. It is packed with character features, including charming, exposed beams and delightful window seats that provide a warm and inviting ambiance and take in the surrounding countryside views.



### Entrance Porch

Tiled flooring. Ceiling light.

### Entrance Hall

Ceiling light. Radiator. Carpet.

### Reception Room 1

14' x 11' 10" ( 4.27m x 3.61m )

Front double glazed window with window seat.

Ceiling light. Fire surround. Radiator. Carpet

### Kitchen

16' 3" x 12' 3" ( 4.95m x 3.73m )

Rear double glazed window. Wall and floor units with part tiled walls, sink and drainer. Spaces for dishwasher and fridge freezer. Zanussi calor gas hob. Heritage stove cooker. Ceiling light. Door to the utility space. Laminate flooring.

### Utility Room

8' 1" x 5' 9" ( 2.46m x 1.75m )

Rear double glazed window. Wall units and worktop/ Ceiling light. UPVC door to the garden. Laminate flooring.

### Lounge

18' 7" x 14' ( 5.66m x 4.27m )

Two front double glazed windows. with window seats. Fire surround. Radiator. Ceiling light. Carpet

### Cellar

13' 2" x 9' 11" ( 4.01m x 3.02m )

Door to the garden. Ceiling light. Carpet

### Study

10' 2" x 8' 10" ( 3.10m x 2.69m )

Rear double glazed window. Ceiling light. Radiator. Carpet

### Downstairs Wc.

5' 11" x 4' 10" ( 1.80m x 1.47m )

Rear double glazed window. Wash hand basin and storage. wc. Radiator. Carpet

### W/C To Reception Room 2

Rear double glazed window. Wash hand basin. wc. Ceiling light. Vinyl flooring.

### Reception Room 2

13' 6" x 9' 11" ( 4.11m x 3.02m )

Rear double glazed window. Two ceiling lights, Vinyl flooring.

### Dining Room

18' 7" x 18' ( 5.66m x 5.49m )

Entrance door. Front and side double glazed windows. Two ceiling lights. Vinyl flooring

### Bedroom One

18' 3" x 13' ( 5.56m x 3.96m )

Front and side double glazed windows with window seat. Built in wardrobes. Radiator. Ceiling light. Carpet

### En Suite

Part tiled walls with shower. Wash hand basin and wc. Wall mounted mirror and shelf. Towel rail Radiator. Extractor fan. Carpet

### Bedroom Two

13' 9" x 14' 2" ( 4.19m x 4.32m )

Front double glazed window with window seat. Fireplace. Radiator. Ceiling light. Carpet.

### Bedroom Three

15' 5" x 10' 2" ( 4.70m x 3.10m )

Front double glazed window with window seat. Radiator. Ceiling light. Carpet

### Bedroom Four

13' 6" x 11' ( 4.11m x 3.35m )

Rear double glazed window with window seat. Storage cupboard. Fire surround. Radiator. Ceiling light. Carpet

### Bathroom

Side double glazed window. Corner bath tub. Wash hand basin with storage and mirror. Wc. Towel rail. Carpet.

### Rear Garden

Enclose garden with bushes and shrubs. Outhouse.

### Parking

Gated driveway and double garage with workshop.



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## **Martyndale, St Dominic SALTASH**

- SPECTACULAR PROPERTY BUILT IN THE 1900'S
- FIVE RECEPTIONS ROOMS & TWO DOWNSTAIRS W/C
- UTILITY ROOM, STUDY AND BASEMENT/CELLAR
- GATED DRIVEWAY WITH DOUBLE GARAGE & WORKSHOP
- VIEWS WITH SUNSETS ACROSS THE SURROUNDING AREAS

Tenure: Freehold EPC Rating: F

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**fox & sons**



**01752 847151**



[saltash@fox-and-sons.co.uk](mailto:saltash@fox-and-sons.co.uk)



20 Fore Street, SALTASH, Cornwall, PL12 6JL



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