



LANG TOWN
& COUNTRY

‘Kellywyth’, St. Stephens, Saltash, Cornwall, PL12 4AP

LANG TOWN
& COUNTRY
SALES

Offers Over £600,000



A welcoming entrance hall provides access to the principal reception spaces, which have been thoughtfully arranged to create a natural flow throughout the home. The impressive dual aspect lounge is filled with natural light and enjoys a seamless connection to the adjoining sun lounge, creating an inviting space to relax while taking in views across the gardens. A separate dining room offers an ideal setting for family gatherings and entertaining, while the kitchen and breakfast room forms the heart of the home with direct access to the adjacent utility room.

A highly versatile additional reception room provides excellent flexibility and has previously been utilised as a fourth bedroom, making it equally well suited for multi generational living, guest accommodation or a dedicated home office. Further practical benefits include a downstairs shower room, a generous utility room, an integral garage and an adjoining carport.

The first floor offers three well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en suite shower room, with a private study providing a valuable work from home space and offers the potential for a variety of alternative uses to suit changing lifestyle requirements. The second bedroom also enjoys en-suite facilities and built in storage. The third bedroom is served by the family bathroom.

The mature grounds are a defining feature of the property and extend to just under half an acre. Beautifully landscaped and enjoying a desirable south facing aspect, the gardens provide an exceptional sense of privacy and tranquillity. Expanses of lawn offer ample space for families and outdoor entertaining, while established planting, mature trees and thoughtfully designed borders create colour and interest throughout the seasons. Beyond the formal gardens, a charming orchard enhances the appeal of this unique setting, offering a wonderful connection to the surrounding countryside.

St Stephens is one of Saltash's most sought after residential areas, valued for its established setting, strong sense of community and convenient access to a wide range of amenities. The property is within easy reach of local shops, well regarded public houses and regular bus services connecting to Saltash town centre, Plymouth and the surrounding areas. Nearby Churchtown Farm Nature Reserve further enhances the setting, offering access to open green space, scenic walks and far reaching views, all contributing to the home's peaceful semi rural appeal.

Situated on the edge of the popular Cornish town of Saltash, the property enjoys a convenient position with a semi rural feel. Often referred to as the Gateway to Cornwall, Saltash is a thriving and well connected town set just across the River Tamar from Plymouth.

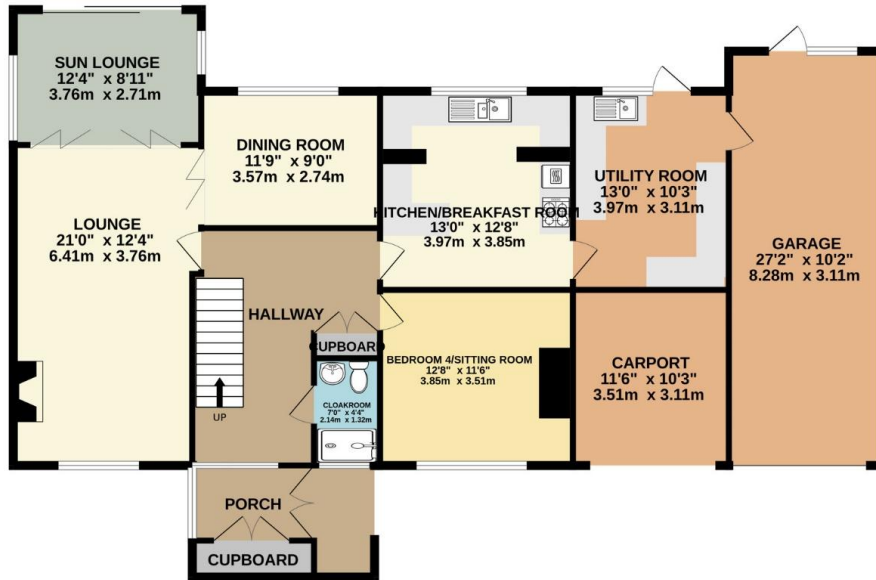
The town offers a wide range of amenities including shops, doctors, dentists, a public library, a country club and golf course, leisure centre, Waitrose and Lidl supermarkets and a mainline railway station, together with regular bus services to the surrounding districts. There are also a number of well regarded schools in the area.

In addition to the rail and bus links, the property benefits from excellent transport connections along the A38 corridor, providing easy access throughout both Devon and Cornwall, making this an ideal location for those seeking the perfect balance between accessibility, community and a relaxed Cornish lifestyle.

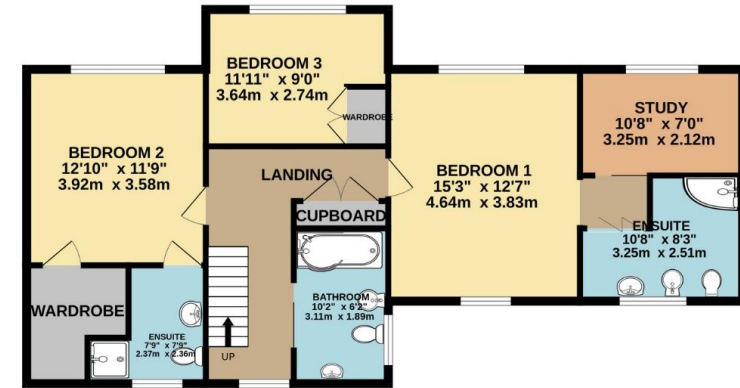
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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