



Not for marketing purposes INTERNAL USE ONLY

Spire Hill
SALTASH



Property Description

A charming two-bedroom character cottage combining period features with modern-day comfort. The accommodation includes a cosy living room with an impressive stone fireplace, a separate dining area, and a well-appointed fitted kitchen with ample storage and worktop space.

Upstairs are two well-proportioned bedrooms and a family bathroom. A useful loft room, accessed via a pull-down ladder, provides flexible space ideal for a home office, hobby room or additional storage.

Outside, the property benefits from driveway parking for two vehicles. To the front is an attractive enclosed walled patio garden, providing a pleasant seating area and enhancing the cottage's character. Separate from this, the tiered rear garden is arranged over different levels and includes lawned sections, mature planting and useful storage.

Offering charm, character and versatile living space, this delightful cottage is ideal for those seeking a unique home in a picturesque setting.

Lounge/Diner

22' 3" x 13' 5" (6.78m x 4.09m)

Large open-plan lounge leading through to the dining area. Traditional cottage-style interior with exposed stonework, timber beams, and rustic wood finishes. The most striking feature is the substantial exposed stone chimney breast in the centre-left of the room. Traditional cast-iron stove-style fireplace recessed into the chimney breast.

Black stone or slate hearth extends beneath the fire opening. Large natural timber

mantelpiece with decorative corbels. Mixed natural stone construction with visible variation in colour and texture.

The exposed stone adds a strong period-property character and acts as the room's visual centrepiece. Decorative Fireplace Recess. Double-glazing window to the front elevation. Open wooden staircase with natural timber finish. Exposed dark-painted beams run horizontally across both the ceiling and wall openings. Rustic timber door. Two built-in storage cupboards. The room has a strong country cottage / character home feel.

Kitchen

11' x 7' 7" (3.35m x 2.31m)

A range of matching base units with worktops above. Deep blue shaker-style cabinet doors with long black handles that provide a contemporary contrast. Light wood-effect worktops extend around the room. Stainless-steel sink and drainer with dual mixer tap. Plumbing for washing machine. Cooker point. A black angled chimney extractor hood is mounted above the cooker point. Dark stone-effect floor tiles. White tiled splashbacks. White uPVC half-glazed door with obscured/frosted glass. A white wall-mounted boiler.

Utility Room

11' 1" x 5' 2" (3.38m x 1.57m)

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Double-glazing window to the front elevation. White radiator. Rustic timber door. Dark stained timber floorboards.

Bedroom Two

9' 9" x 7' 3" (2.97m x 2.21m)

The most notable architectural element is the large exposed stone wall. Double-glazing window to the rear elevation. White radiator.

Loft Space

14' 9" x 6' 9" (4.50m x 2.06m)

Angled ceiling runs down towards the eaves on the right-hand side. Large dark-painted timber beams cross the ceiling. Two large rooflight (Velux-style windows). Pull down ladder.

Bathroom

Standard white bathtub. Chrome mixer taps mounted on the bath deck, traditional style with separate control handles. Wall-mounted handheld shower attachment above the bath. Chrome finish.

Folding glass shower screen fitted along the bath edge. Large-format white ceramic wall tiles extending around the bathing area,

mostly plain white with a decorative mosaic border running horizontally through the centre. Rustic timber door. Small round white countertop basin.

positioned on a rustic-style vanity unit with modern chrome mixer tap. Standard white close-coupled WC. Chrome ladder-style heated towel radiator. Obscured double-glazing window to the rear elevation.

Gardens

A paved patio enclosed by stone walls, fencing, and dense mature planting. Large arched wooden gate. Enclosed garden area bordered by timber fencing and dense mature vegetation. A retaining wall running along the

rear boundary, decorated with patterned ceramic tile,

mixture of blue, orange, cream, and white geometric designs.

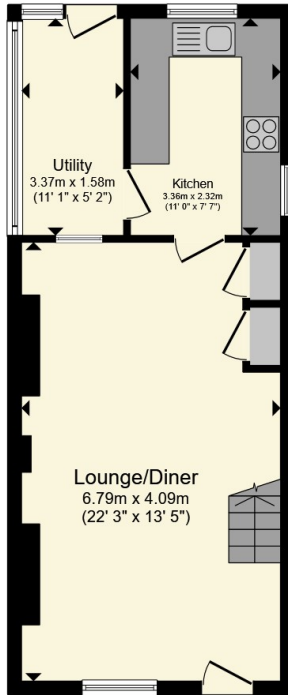
Driveway

Driveway with space for two vehicles,

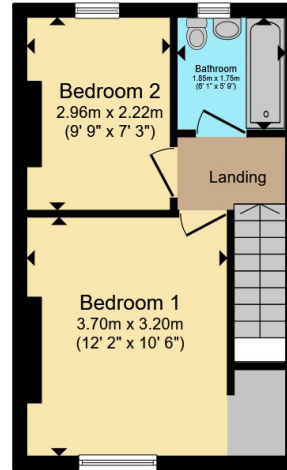








Ground Floor



First Floor

Total floor area 68.2 m² (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109966 - 0006