

5 Barton Meadow, Pillaton, Saltash, Cornwall, PL12 6SE

LANG TOWN & COUNTRY SALES





Price £425,000

Located within the highly regarded village of Pillaton, this individually designed four-bedroom detached home occupies an enviable elevated position, commanding far-reaching views across the rolling Cornish countryside and offering an exciting opportunity to create a truly exceptional family home.

Set back from the road and approached via a substantial driveway providing generous off-road parking and access to the integral garage, the property offers spacious and versatile accommodation perfectly suited to modern family life. A welcoming entrance hall leads to a generous dual-aspect lounge, while a separate sitting room provides additional flexibility as a family room, snug or home office. The kitchen is complemented by a useful utility room, and a ground floor bedroom offers scope for guest accommodation, multi-generational living or a dedicated workspace.

The first floor provides three further bedrooms, including a spacious principal bedroom with en-suite facilities, together with a family shower room. Two of the rooms enjoy delightful outlooks across the surrounding countryside, making the very most of the property's elevated setting.

While the home has clearly been cared for over the years, it now offers purchasers the opportunity to enhance and personalise the accommodation to their own style and requirements.

Outside, the south-west facing rear garden is a particular feature. Predominantly laid to lawn, it enjoys sunshine throughout much of the day and into the evening, providing an ideal setting for entertaining, family enjoyment or simply relaxing whilst admiring the beautiful rural backdrop. The combination of the sunny aspect, generous outdoor space and far-reaching views creates a wonderful sense of peace and privacy.

Pillaton remains one of South East Cornwall's most desirable village locations, offering a strong community spirit centred around its well-regarded primary school, parish church and village hall. The renowned Weary Friar Inn, just a short distance away, is a popular destination for locals and visitors alike, providing a traditional Cornish pub atmosphere and excellent dining. Surrounded by beautiful countryside yet conveniently positioned for access to Saltash, Callington and Plymouth, the village offers the perfect balance of rural living and everyday convenience. Scenic walks, country lanes and nearby woodland can be enjoyed directly from the doorstep, making the area particularly appealing to those seeking an active outdoor lifestyle.

Combining generous accommodation, a substantial plot, elevated countryside views and significant potential for enhancement, this is a rare opportunity to acquire a distinctively designed home in one of the area's most sought-after village settings.

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









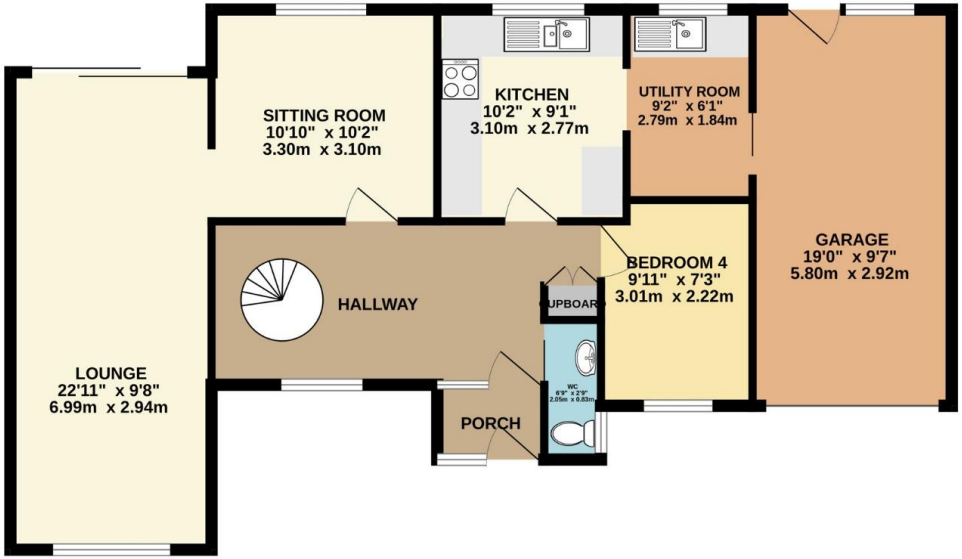


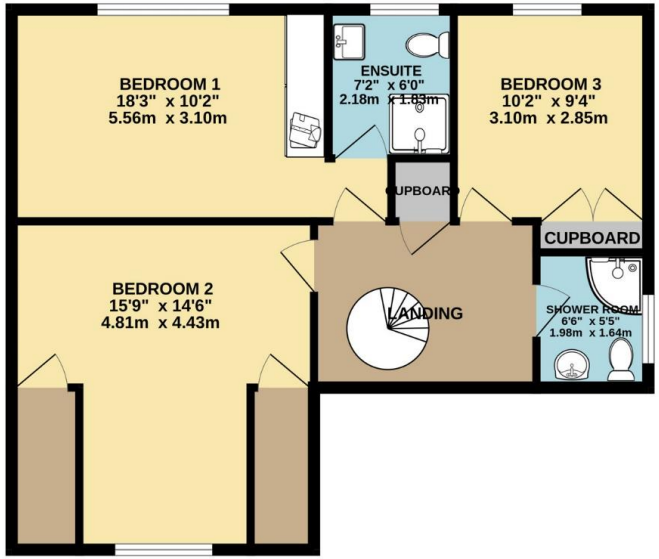












TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.

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