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ROHAN COTTAGE CHURCH STREET,, ST GERMAN'S, CORNWALL, PL12 5NP

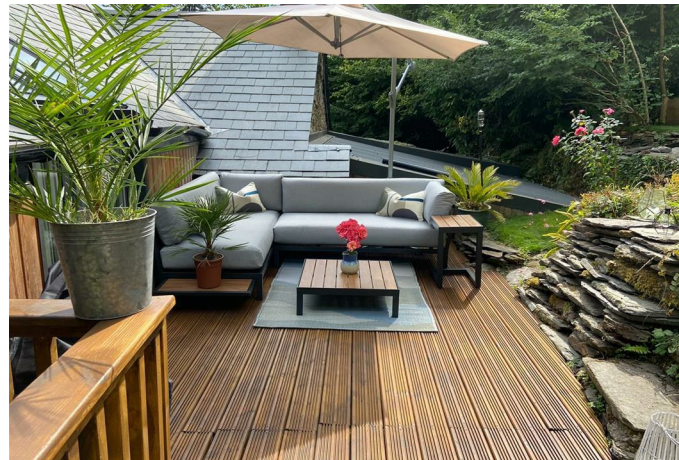
OFFERS IN EXCESS OF £625,000





Quintessential and immensely pretty Cornish cottage in this prized village location close to the beaches of Whitsand Bay and only 0.5 mile from the quayside. About 1390 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast Room, Laundry, 4 Bedrooms, 2 Bath/Shower Rooms, Garage, Gardens.

SAILING CLUB 0.5 MILE, RAILWAY STATION 500 YARDS, SALTASH 8 MILES, WHITSAND BAY 7 MILES, PLYMOUTH 15 MILES



## LOCATION

The historic village and prized village of St Germans stands adjacent to the River Lynher in a Conservation Area and within the Tamar Valley Area of Outstanding Natural Beauty. Facilities include a mainline railway station (Plymouth to London Paddington 3 hours), community shop/post office, primary school (Ofsted rated "Good"), Montessori Nursery, doctors' surgery, church, public house, wine bar/restaurant and a sailing club with quay and long frontage to the River Lynher.

St Germans is also home to the beautiful Port Eliot Estate, the Estate opens it's doors to the public for various events throughout the year and has a fabulous Grade 1 Listed Priory and House with gardens and parkland by the renowned landscape gardener Humphrey Repton.

A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts. St Mellion International Golf Resort (13 miles) offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant.

The city of Plymouth has a historic waterfront with a ferry port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are within a short drive and provide boundless leisure opportunities. International flights are available from Newquay (35 miles) and Exeter (57 miles). The fabulous harbour side town of Fowey lies 22 miles to the west and the famous surfing beach of Polzeath is within about a one hour drive.







#### DESCRIPTION

Rohan Cottage comprises a detached village house with handsome stone elevations. The cottage has been carefully renovated and improved incorporating the perfect balance of character and contemporary features to provide a home of great warmth and character. Features include air source heat pump central heating, full double glazing, EV charger and electric garage door amongst many others.

The accommodation extends to about 1390 sq ft and briefly comprises - GROUND FLOOR - Entrance Porch - 18' Sitting Room with wood burner - 14' Dining Room - 16' Kitchen/Breakfast Room comprising a comprehensively fitted kitchen by Magnet with composite stone surfaces and integrated appliances - 10' Laundry Room with Shower Room/WC off - FIRST FLOOR - 15' Principal Bedroom with vaulted ceiling - 3 Further Double Bedrooms - Family Bathroom.

#### OUTSIDE

Our clients park their vehicles on the lane immediately outside the property. Generously proportioned garage/workshop with EV point and electric door.

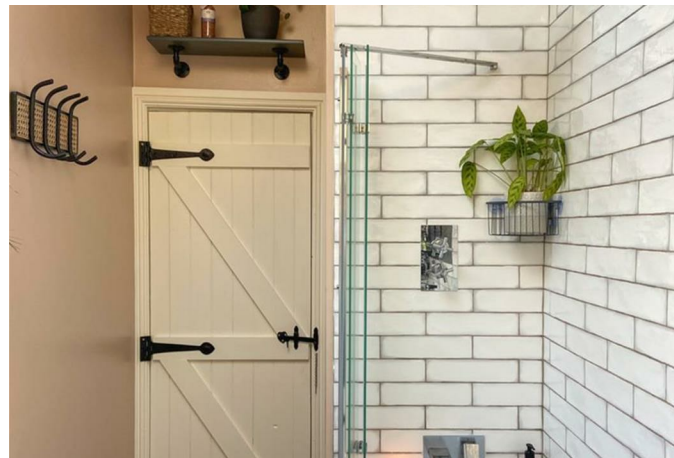
Pretty cottage gardens to the front. Extensive terraced gardens to the rear with resin coated rear yard and steps rising up into the garden with superb decked terrace perfect for barbecues and entertaining.

EPC RATING - D, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage.

#### DIRECTIONS

Using Sat Nav - Postcode - PL12 5NP



# Rohan Cottage, St Germans

Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft  
Garage = 20.7 sq m / 223 sq ft  
Total = 149.8 sq m / 1613 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267403)

These particulars should not be relied upon.