



LANG TOWN
& COUNTRY

Morvah, Saltash, Cornwall, PL12 5AB



Guide Price £1,350,000

Set within approximately twenty-one acres of gardens, pasture, woodland and river frontage, Morvah is an exceptional historic Cornish farmhouse offering a rare lifestyle opportunity in an elevated south facing position above the Tamar Valley. Moments from the village of Landrake yet immersed in complete privacy, the property combines medieval heritage, equestrian and smallholding potential, income generation and direct access to unspoilt countryside. Believed to date from around 1200, Morvah is rich in history and local folklore, unlisted and thoughtfully enhanced for modern living.

Approached through granite stone pillars and along a long beech lined driveway, the sense of arrival is both discreet and impressive. The house sits comfortably within its land, enjoying far reaching views and a sheltered, tranquil atmosphere.

The principal accommodation is generous and versatile. At its heart lies a substantial kitchen-breakfast room, fitted with a beautifully hand crafted kitchen with generous granite work surfaces and an ornate Aga, accompanied by a wood burning stove, creating a warm and sociable focal point for everyday living and entertaining. From here, the layout opens into a substantial dining room, ideal for entertaining, with views over the surrounding countryside, while the impressive principal sitting room extends outwards from the rear of the home, offering an elegant yet comfortable space centred around a further wood burner.

Additional reception space includes a family room and a separate office, providing flexibility for modern lifestyles including home working. A sun lounge spans the front of the house, beautifully connecting the interior with the gardens and offering a light-filled retreat throughout the seasons. A utility room and ground floor cloakroom add everyday practicality.

Upstairs, there are six bedrooms in total, five of which are well-proportioned doubles. The principal bedroom benefits from its own stunning en-suite shower room, while a second bedroom also enjoys en-suite facilities. The remaining bedrooms are served by a stylishly renovated family bathroom. The layout allows for a variety of uses, whether for family living, guest accommodation or further workspace if required.

The interiors balance period character and scale with contemporary comfort. Underfloor heating serves the majority of the house and is powered by a ground source heat pump and an extensive solar array, reflecting a considered approach to sustainability, whilst the original flagstones in the kitchen diner have been retained, preserving a tangible link to the building's early origins.

In addition to the farmhouse, the beautifully converted Cider House provides charming and highly versatile ancillary accommodation, thoughtfully arranged over two floors. Sympathetically modernised, it offers an ideal balance of character and comfort, whether utilised as a successful holiday let, guest accommodation or for multigenerational living. The ground floor is both practical and inviting in its layout. A well-proportioned sitting room provides a comfortable living space, centred around the staircase and enjoying a cosy, intimate atmosphere. Adjoining this, a neatly arranged kitchen offers everything required for day-to-day living, efficiently designed yet full of character. A modern shower room sits conveniently off the hallway. Also on the ground floor is a generous double bedroom, complemented by an additional adjoining space which offers excellent flexibility. This space could serve equally well as a dressing room, study or occasional bedroom, allowing the accommodation to adapt to a variety of needs.

The first floor introduces a particularly appealing feature in the form of a light-filled atrium, creating a sense of openness and architectural interest, while also providing a pleasant additional seating or reading area. From the landing, a further spacious double bedroom is accessed, enjoying a peaceful, private position. An airing cupboard provides useful storage. Externally, it benefits from a raised terrace with sublime views, as well as an inner courtyard garden.

Throughout, the Cider House has been carefully configured to maximise both comfort and usability within its footprint. Its established use as a successful holiday rental over several years speaks to both its appeal and functionality, while its proximity to the main house ensures convenience without compromising privacy, perfect for ancillary accommodation.

The land is a defining feature of Morvah. Approximately two acres surround the house as formal gardens and orchard, complete with a pond and stream, creating an idyllic immediate setting. The remaining acreage comprises well-fenced, productive pasture, interspersed with areas of salt marsh designated as SSSI and a small section of ancient woodland. River frontage further enhances the lifestyle offering, with fishing rights and a dock suitable for launching kayaks or small boats, as well as opportunities for wild swimming.

For equestrian or smallholding interests, the property is particularly well suited. The fields are enclosed and thoughtfully arranged, with fencing originally designed for cattle but easily adaptable for equestrian use. A substantial open-fronted barn with three bays, Yorkshire boarding, lighting and hot and cold water offers excellent potential for stabling or agricultural use. A double garage with sail loft above, previously converted into a games room and now utilised as a plant room, and storage, provides further versatility and could readily be reinstated as garaging.

Morvah enjoys a highly convenient yet peaceful position between the villages of Tideford and Landrake, offering an excellent balance of rural seclusion and accessibility.

Tideford is a well-regarded village with a strong sense of community and a range of everyday amenities, including a renowned local butcher, a twice-weekly post office, the popular Royal British Legion, a Montessori nursery, a newly updated children's play park and the highly regarded Rod & Line public house.

Landrake itself is a thriving and well-connected village, offering a range of local amenities including a shop, public house and a highly regarded primary school rated "Outstanding" by Ofsted. It is particularly well placed for access to the A38, making it an ideal base for commuting to Plymouth or travelling further into Cornwall. The village has a welcoming community feel and provides convenient day-to-day facilities.

The property is also ideally located close to the historic village of St Germans and the Port Eliot Estate, with its celebrated house, parkland and cultural events. St Germans offers a strong sense of heritage and community, along with a sailing club and access to the beautiful tidal creeks of the Lynher River. It also benefits from a mainline railway station, providing direct connections to Plymouth and beyond. The A38 is easily accessible, offering convenient travel throughout Cornwall and into the city, while regular bus services further enhance connectivity.

The surrounding coastline provides a variety of beaches and sailing waters along Whitsand Bay, while the Tamar and Lynher rivers offer further opportunities for boating and waterside pursuits.

Despite its excellent connectivity, Morvah remains deeply rural and peaceful, offering a compelling balance of heritage, landscape and lifestyle within one of Cornwall's most sought-after and accessible locations.

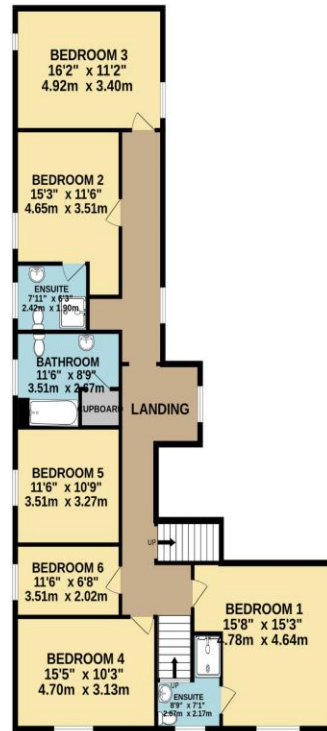
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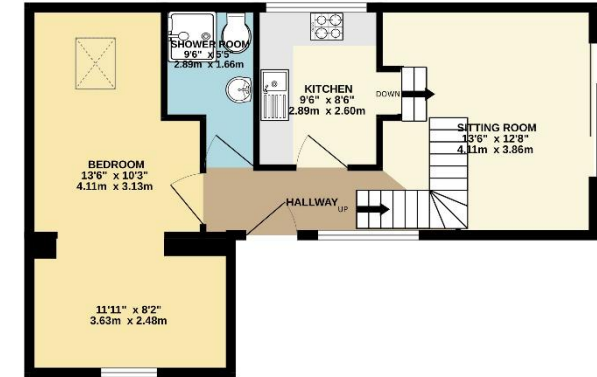
GROUND FLOOR
2132 sq.ft. (198.0 sq.m.) approx.



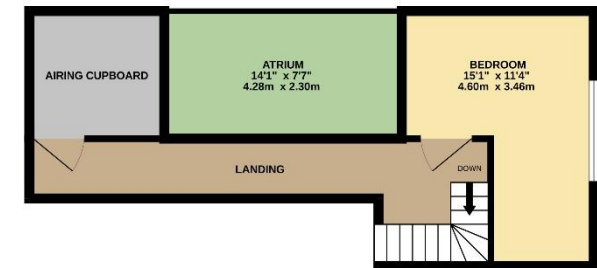
1ST FLOOR
1402 sq.ft. (130.2 sq.m.) approx.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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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TOTAL FLOOR AREA: 3533 sq.ft. (328.2 sq.m.) approx.

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