



Little Churchtown, Botus Fleming, Saltash, PL12 6NJ

Guide Price £700,000



Set in the heart of the Tamar Valley Area of Outstanding Natural Beauty, Little Churchtown is an architecturally designed home, completed just twelve years ago, that sits comfortably within its surrounding landscape. Occupying a generous south facing plot of approximately 0.86 acres, the property enjoys a sense of space and seclusion, alongside high-spec finishes, with far reaching views across the rolling countryside.

The ground floor unfolds from a central entrance hall, creating a natural flow between the principal light and airy living spaces. The sitting room is well proportioned and enjoys direct access to the garden, with an electric, feature fireplace, allowing natural light to fill the space throughout the day. A separate family room provides a more informal setting, well suited to flexible living, with sliding patio doors onto the decking, whilst adjacent, the kitchen and dining area has been designed as a sociable and practical space, forming the heart of the home. The kitchen countertops are solid wood, with a central island boasting a stone countertop. High-Spec finishes complete the space. A separate utility room and cloakroom sit just beyond, ensuring the functional elements are neatly arranged and easily accessible.

Upstairs, the layout continues to feel balanced and well considered, with four bedrooms arranged around a central landing. The principal bedroom benefits from a vaulted ceiling, overlooking the garden below, while bedroom three is complemented by fitted wardrobes, offering flexibility for use as a study if required. The remaining bedrooms are well sized, benefitting from plenty of natural light throughout. There are two high-specification shower rooms that complete the upstairs.

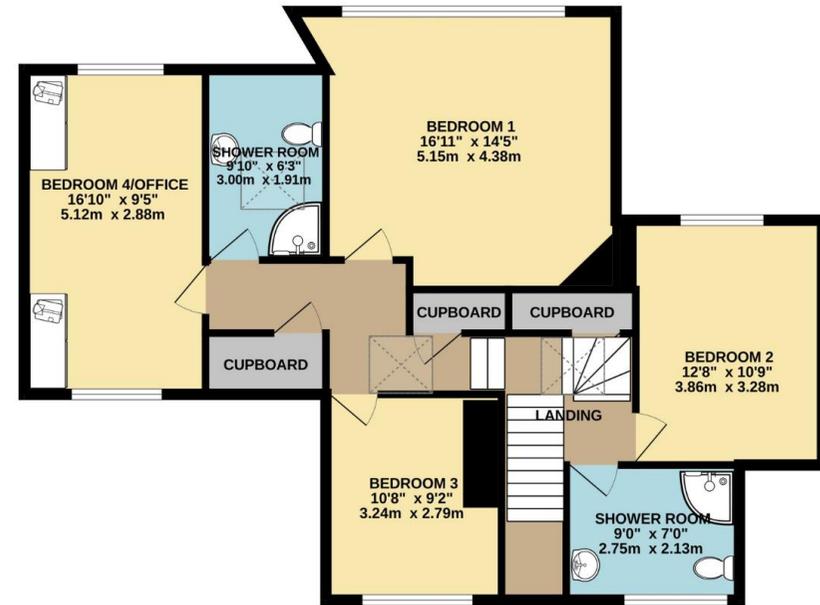
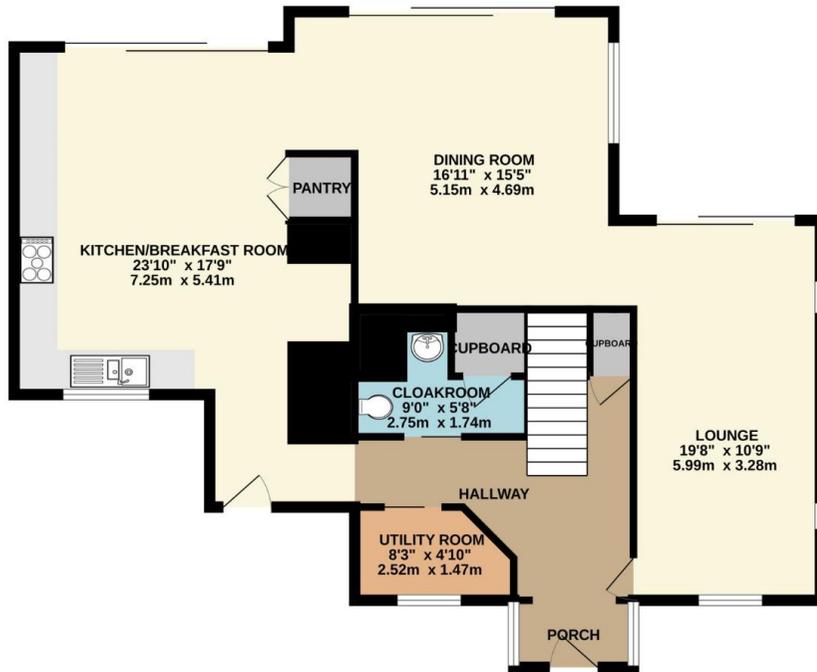
Outside, the grounds extend to approximately 0.86 acres and are predominantly south facing, allowing the garden to be enjoyed throughout the day. There is a patio area and raised composite decking, both positioned to take full advantage of the far-reaching views. A large garden shed offers further potential and, subject to the relevant consents, could be adapted into a garden room or studio. The garden itself is enclosed by full chain link fencing and includes a collection of apple trees at its lower boundary, adding a sense of maturity and character. Solar panels are positioned within the grounds, while a timber carport and outbuilding provide useful covered storage. To the front, there is an abundance of parking.

Little Churchtown also benefits from a range of modern features including Mechanical Ventilation with Heat Recovery, partial underfloor heating to the ground floor, and both solar and solar thermal panels, all contributing to comfort and efficiency.

Despite its peaceful setting, the property remains well connected. The nearby village of Botus Fleming provides everyday amenities, including the well regarded Rising Sun pub, which is within walking distance. The wider Tamar Valley offers a wealth of walking, cycling and outdoor pursuits, while the maritime city of Plymouth is within easy reach, offering a comprehensive range of shopping, dining and transport links, including mainline rail services. The area combines the tranquillity of an Area of Outstanding Natural Beauty with convenient access to key locations, making it an appealing setting for both full time living and a country retreat.

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





TOTAL FLOOR AREA : 1910 sq.ft. (177.5 sq.m.) approx.

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