

Notter Farm Bunaglow

Notter | Saltash

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Guide Price £450,000







An opportunity to purchase a spacious 4 bedroom detached bungalow with an Agricultural Occupancy Restriction set in circa 8 acres of land which wraps around the property to the side and rear. The property itself has light and spacious accommodation and lovely countryside views with an extensive driveway with parking for numerous vehicles and a double garage.

The bungalow has 4 double bedrooms and the rear bedrooms enjoy a wonderful country outlook, across the land. There is an impressive triple aspect living room with a log burner, which is a light and spacious main reception room and again enjoys the lovely outlook. Further accommodation includes a kitchen and breakfast room, utility room and bathroom.

The property can be found along country lanes, with 2 driveways leading into a tarmacked driveway and turning area at the front. There are gardens to the side and rear of the property, with a hedge between the garden and fields. The double garage is at the side of the property. The land comprises 2 fields which amount to circa 8 acres, connected via an opening. The fields are gently sloping and have been used for grazing and more recently arable.







Situation

Saltash is a popular Town in East Cornish located across the River Tamar from Plymouth and is often known as The Gateway To Cornwall. The Town Centre has many shops with doctors, dentists, library, leisure centre and train station all a short distance away, there are regular bus services to the local surrounding areas. There are various popular schools in the area. Saltash offers great transport links to Devon and Cornwall along the A38 corridor.

Directions

The postcode to the property is PL12 4RN. Driving along the A388 from Callington to Saltash, drive past the pub on your right hand side and take the next right turning to Notter. Follow this road and take the next right hand turning. follow this road and look out for another right turning, after taking this turning you will see the entrance to the property on your left hand side.

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Entrance Hallway
With Cupboards

Side Hallway

WC
5'5" x 3'3" (1.67m x 1.01m)

Utility Room
11'4" x 5'6" (3.46m x 1.69m)

Kitchen / Breakfast Room
15'6" x 9'3" max (4.73m x 2.83m max)

Living Room
22'8" x 18'2" (6.93m x 5.55m)

Bathroom
6'10" x 6'6" (2.09m x 2.00m)

Bedroom
12'6" x 11'0" (3.83m x 3.36m)

Bedroom
12'0" x 11'4" (3.67m x 3.46m)

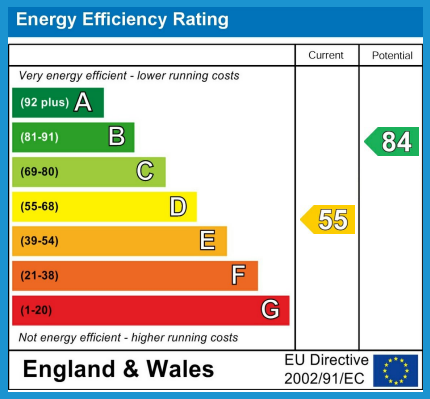
Bedroom
13'1" x 9'3" (4.01m x 2.82m)

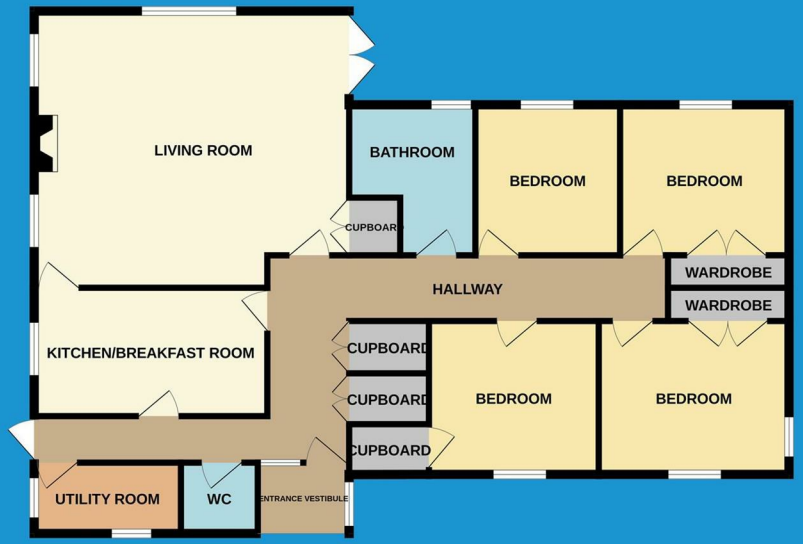
Bedroom
10'6" x 9'4" (3.21m x 2.85m)

Garage
16'9" x 15'8" (5.13m x 4.79m)

Services
Mains Electricity and Water.
Private Drainage
Oil Fired Central Heating

Agent Note
The property has an Agricultural Tie. - The occupation of the dwelling shall be limited to a person employed or last employed in agriculture as defined in Section 221.











AML CHECKS:
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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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