



Clampit Cottage, Landulph, Saltash, Cornwall, PL12 6ND



## Offers Over £700,000



Clampit Cottage is a quintessential Cornish cottage, nestled in the peaceful parish of Landulph. Set on a generous plot of around three quarters of an acre, this much-loved property comes to the market for the first time in twenty years. Combining period charm with spacious, light-filled interiors, it offers an exceptional opportunity to enjoy a relaxed country lifestyle in one of Southeast Cornwall's most picturesque settings.

The ground floor features a welcoming entrance hall leading to a spacious living room that stretches the length of the house, perfect for family gatherings or cosy evenings. The heart of the home is the shaker style kitchen and dining area, styled in a traditional farmhouse design with exposed ceiling beams, solid wood worktops, and a Heritage Range cooker set beneath a rustic timber lintel. A central island provides additional workspace and casual seating, while the adjoining sunroom offers a bright and peaceful spot to sit and enjoy the garden views. The ground floor also includes a study, cloakroom, utility room, and boot room, all designed to add practicality and ease to everyday living.

Upstairs, the accommodation continues to impress. The master suite is generous and full of character, featuring exposed beams, a dressing area, and a private ensuite shower room. Two further double bedrooms are served by a stylish family bathroom, creating a comfortable and flexible layout for families or guests.

Outside, Clampit Cottage enjoys a stunning and private setting surrounded by open fields, giving a true sense of seclusion and space. The gardens are beautifully maintained, with large lawns, mature trees, and colourful planting. A broad decked terrace provides the perfect area for al fresco dining and entertaining, while a gentle stream runs along the edge of the property, adding to the natural charm and peaceful atmosphere. Several outbuildings provide useful storage or workshop space, and a gravelled area offers ample parking.

The parish of Landulph is a sought-after rural location set on the banks of the River Tamar, offering a wonderful community spirit and beautiful countryside surroundings. Landulph Under 5's and Landulph Primary School are both within easy reach and enjoy an excellent local reputation. The nearby village of Cargreen offers a sailing club and scenic riverside walks, while Saltash provides a wider range of amenities including shops, supermarkets, secondary schooling, and mainline rail connections. Plymouth and the A38 are also easily accessible for commuters.

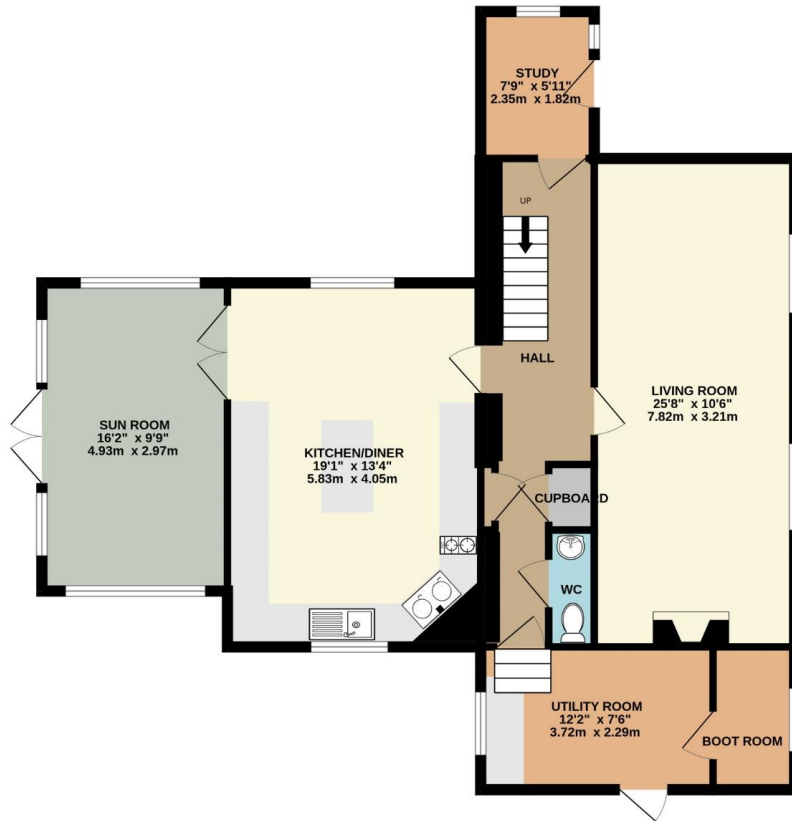
Clampit Cottage presents a rare opportunity to acquire a much-loved home in a tranquil and scenic setting, complete with stream-side gardens, open countryside views, and all the charm and character of a classic Cornish country property.

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

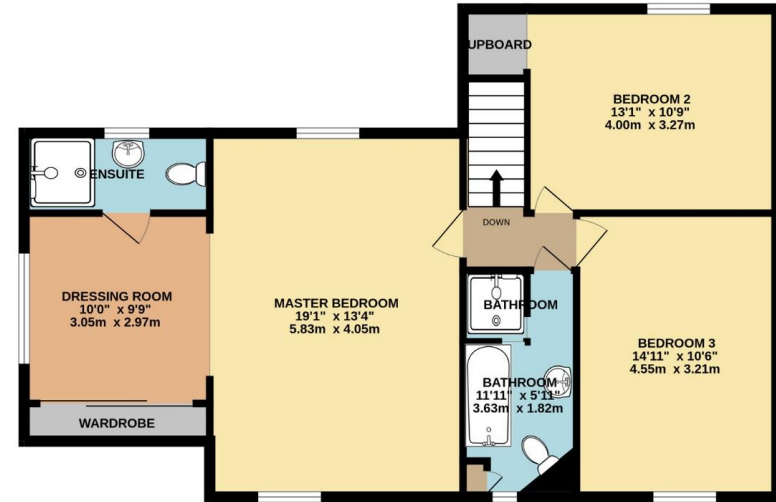




GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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