



Barton Close, Landrake, Saltash, PL12 5BA

Saltash

Guide Price
£475,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

GUIDE PRICE £475,000 - £500,000

A fantastic opportunity to purchase this spacious and incredibly versatile four-bedroom family home, ideally situated in a cul-de-sac position in the popular village of Landrake.

The property offers excellent potential for annexe accommodation, making it ideal for multi-generational living, those looking to work from home, or families wanting the flexibility to run a business from their property.

The home is conveniently located just a short distance from the local shop, the popular Buller’s Arms pub and the highly regarded Sir Robert Geffery’s Primary School.

Approaching the property, you are greeted by a brick-paved driveway providing parking for numerous vehicles, together with a small front garden area. The main entrance opens into a useful vestibule, which leads through to a spacious central hallway.

The main living room is positioned to the front of the property and enjoys a large window and feature fireplace, creating a welcoming and comfortable space.

From the hallway, a further door leads into the impressive family room and kitchen. This superb open and versatile space features double doors opening onto the garden, while the modern kitchen comprises a fabulous selection of floor-to-ceiling cupboards, base units and additional wall-mounted units. There is an abundance of storage and worktop space, along with a useful breakfast bar.

Off the kitchen is a spacious conservatory, providing an ideal additional reception or dining space, with plenty of room for a table and chairs and lovely views over the garden. Double doors provide direct access outside.

Located on the opposite side of the hallway is the potential annexe or additional accommodation. Currently used as a games room, this area benefits from a further sliding door leading into a utility room. The hallway continues to a shower room and a gym/bedroom, depending on your individual requirements. A further door leads into a useful storage room, which also has access from the front of the property.

On the first floor, there are four bedrooms. The main bedroom is a particularly impressive size and benefits from a large four-piece en-suite bathroom comprising a WC, wash hand basin, shower and bath. The bedroom also enjoys the added benefit of its own balcony.

There are three further bedrooms on this floor, one of which benefits from its own shower room, in addition to a separate family shower room.

Externally, the rear garden is a real highlight. Enjoying a southerly aspect, the garden comprises a patio area leading onto a lawn, with a composite decked area positioned to one corner. This provides a fantastic space for outdoor dining, entertaining or simply relaxing with a glass of wine. The garden is a superb size and offers plenty of versatility for families.

This is a brilliant and highly adaptable home, offering an abundance of bedrooms, living space and additional reception areas. Whether you’re a growing family needing extra space, looking for multi-generational accommodation, or require the flexibility to work or run a business from home, this property offers a fantastic range of possibilities.

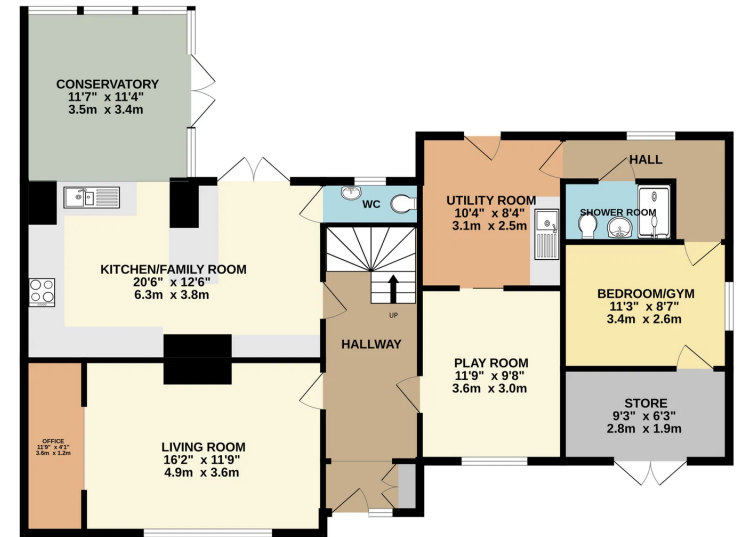
For further information or to arrange a viewing, please call today and quote MB1337.



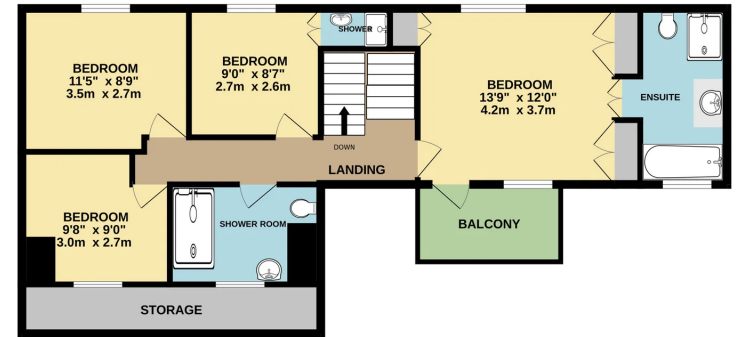




GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1953 sq.ft. (181.4 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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