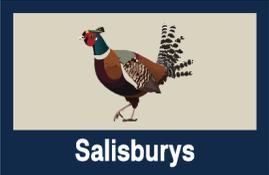




Salisburys

Church Cottage, Landulph

Guide Price £765,000



Salisburys

## Church Cottage, Landulph

We are delighted to present Church Cottage to the market. The main property offers a three/four bedroom southerly facing cottage that is located in the enviable location of the Landulph Peninsula. The attractive cottage offers a very well presented home with character features blended with contemporary styling and is set in extensive grounds with far reaching, uninterrupted views. The cottage has the additional benefit of a detached one bedroom annex (currently for ancillary use) and triple stables with a paddock that extends to approximately 2 acres which is separated into a smallholding and grazing for horses, a Kitchen Garden and orchard. Church Cottage offers a wonderful family home in a tranquil setting for a true Good Life!

Church Cottage provides accommodation extending to approximately 1787 sq ft. On entering the main property, there is an impressive main Reception Hallway with original slate flagstone flooring and understairs storage, a Dining Room (potential Bedroom Four) with oak flooring, Lounge with wood burner, a fully fitted "Arrital" Kitchen with integrated Smeg appliances that extends to the Dining/Family Room which offers stunning views and a Boot Room with a dog wash for furry friends. To the upstairs of the Cottage, there is a wonderful Master Bedroom Suite with Ensuite, two further double bedrooms and a Family Bathroom with walk-in shower.

The Annex at Church Cottage provides ancillary accommodation for family members or non-paying guests, provide approximately 600 sq ft of accommodation with an open plan Lounge/Kitchen with oak flooring and wood burner with French doors that open to the garden and patio area. There is a well appointed downstairs Wet Room and to the upstairs there is a generous mezzanine Bedroom with oak flooring, fitted wardrobes and a Juliet Balcony.





## Church Cottage

**Hallway:** The main Entrance Hallway is accessed via a solid wood stable door and is laid with flagstone flooring that runs from the main entrance through to the back of the property with a rear door providing access to the rear garden. From the hallway, there is access through to the Lounge, Study and:-

**Downstairs Cloakroom (0.68m x 1.90m/2'3" x 6'3"):** Fitted with low level wc and handbasin.

**Reception Room (4.17m x 4.47m/13'8" x 14'8"):** The additional triple aspect Reception Room is fitted with a solid wood feature door and wood flooring with a feature fireplace (not tested).

**Lounge (4.98m x 4.53m/16'4" x 14'10"):** The Lounge offers a dual aspect room with a feature Devon stone built fireplace fitted with a wood burning stove and slate hearth with a character feature of a bread oven inset in the fireplace alcove. The Lounge also offers access out to the patio area.

**Kitchen (3.13m x 4.65m/10'3" x 15'3") Dining Room (4.34m x 2.78m/14'3" x 9'1"):**

The impressive Italian Arrital Kitchen has a comprehensive range of base, wall and upright larder units with under counter LED lighting and composite Nanotech stone effect work tops with inset sink and quarry tile flooring. The Kitchen offers a dual aspect and is fitted with an integrated double oven, Induction hob with overhead extractor, integrate Fridge/Freezer and Dishwasher, all of which are SMEG appliances as well as a Quooker hot tap.





The Kitchen opens into the Dining/Entertaining Room which offers uninterrupted views across the rear garden. The Dining/Entertaining area has the benefit of a pitched roof with triple skylight windows, wrap around green oak framework windows with slate sills overlooking the rear garden and tiled flooring with underfloor heating and exposed brick feature wall.

**Utility/Boot Room (1.76m x 2.84m/5'9" x 9'4"):** The Utility/Boot Room with access to the rear garden and patio area is fitted with a large Belfast style sink suitable as a "dog wash" sink, overhead storage cupboards and underfloor heating.

### Upstairs accommodation:-

The spacious upstairs landing has double windows that overlook views from the front of the property overlooking the church and fields belonging to the Cottage.

**Master Bedroom (4.28m x 4.64m/14'1" x 15'3"):** The spacious Master Bedroom provides a dual aspect across the front and rear of the property with an attractive cast Iron fireplace (not tested) with solid pine surround and slate hearth.

**En-Suite (2.67m x 2.22m/8'9" x 7'3"):** The stylish Master Ensuite features a cast iron claw foot roll top bath with a hand basin vanity unit and concealed cistern low level w.c., tiled flooring and a tiled feature wall with heated towel rail and underfloor heating. The ensuite has the benefit of far reaching views across the rear of the property.

**Family Bathroom (3.09m x 1.49m/10'2" x 4'11"):** The Family Bathroom has a large rectangular walk-in shower with floor to ceiling tiled shower splashback, matching flooring and half tiled walls. The hand basin is fitted with a vanity unit to match the low level w.c with back to wall cistern unit and is finished with a heated towel rail and underfloor heating.

**Bedroom Two (3.23m x 3.50m/10'7" x 11'6"):** Bedroom Two is a double bedroom with inbuilt fitted wardrobes and dresser unit.

**Bedroom Three (3.10m x 3.09m/10'2" x 10'2"):** Bedroom Three is a double bedroom with a dual aspect overlooking the rear and side of the cottage.





## Annexe

**Living Room (4.72m x 4.62m/15'6" x 15'2")**

**Kitchen (3.47m x 2.40m x 11'5" x 7'10"):** The open plan Living Room/Kitchen in the Annex has solid wood flooring with French doors leading out to the rear garden and patio area. There is a log burner in the main living area with a slate hearth and the Kitchen area is fitted with a range of base units with undercounter storage.

**Wet Room (3.56m x 2.02m/11'8" x 6'8"):** The Wet Room is fully tiled in mosaic tiles with an electric shower, handbasin, w.c and heated towel rail.

**Bedroom:** The upstairs mezzanine Bedroom is accessed directly from the top of the stairs and has a vaulted cross truss ceiling with a dormer window that provides views across the rear of the property. The floor is laid in oak flooring and has built in wardrobe storage and solid wood door with Juliet balcony

**Externally:** The access to Church Cottage is via a private drive that provides parking for multiple vehicles with the main parking area leading to the stable block with three boxes with light and power. The rear garden has a southerly aspect and is hard landscaped with a large slate and gravel patio area which is perfect for entertaining with a lawned garden beyond planted with mature shrubs. The rear garden area is approximately 1/4 acre.

**Outbuildings:-**

Outbuildings consist of two field shelters, a log store and an additional garden store that has been re-purposed to provide an entertainment area.

**Stable 1 (2.95m x 3.37m/9'8" x 11'1")**

**Stable 2 (3.42m x 3.35m/11'3" x 11'0")**

**Stable 3 (3.35m x 3.35m/11'0" x 11'0")**

**Tenure:** Freehold

**Services:** Mains electric, oil and electric heating, solar panels (owned by property), private water supply.

**Council Tax:** Band

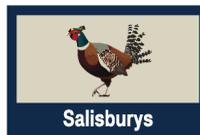
**EPC:** E (39)

**Agents Notes:** Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.





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