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FAIRMEAD MANOR HOUSE FAIRMEAD ROAD, SALTASH, PL12 4JH

PRICE GUIDE £900,000





An iconic and historic Grade 2 Listed Farmhouse of architectural merit, beautifully presented with the perfect blend of traditional and contemporary features and privately situated within established gardens with ample parking, garage and double carport. About 2882 sq ft, Drawing Room, Library, Reception room/Bar, Bespoke Kitchen/Breakfast Room, Dining Room, Garden Room, Outdoor Kitchen/Entertaining Space, Luxury Principal Bedroom with Dressing Room and Ensuite, 3 Further Double Bedrooms (1 Ensuite), Shower Room/WC, Many Unique, Traditional and Bespoke Features combine to make this a truly extraordinary family home available on the open market for the first time in 18 years.

#### LOCATION

Saltash has a wide range of shops, schools, a main line railway station and various other facilities including a sports and leisure centre and fascinating long water frontage to the River Tamar with a popular sailing club, gig rowing club, deep water moorings and excellent boat launching facilities including a public slipway. St Mellion International Golf Resort is within easy driving distance and the fabulous China Fleet Country Club with its 18 hole parkland like golf course, health and beauty spa and many other facilities lies only 1 mile from the property.

In addition to the extensive amenities in the town of Saltash itself, a Waitrose store lies on its northern outskirts and Plymouth is readily accessible via the A38 again providing wide ranging facilities including a ferryport with regular services to France and Northern Spain and main line railway station (Plymouth to London Paddington 3 hours).



In 2006 the Tamar Valley was given World Heritage Status, an extensive array of wildlife habitats can be found in the steep gorges, meandering rivers, ancient woodlands and wetlands and the area is home to a number of rare plants, animals and birds. The scenic and beautiful rolling countryside of this area and its mild climate are favoured by horticulturists.

## DESCRIPTION

Fairmead Manor House comprises a beautiful detached grade 2 listed residence in a convenient location only a short walk from the town amenities and Saltash waterfront, this classic former Farmhouse has handsome stone elevations with a central Doric column portico (porch) and granite mullion windows creating a house of immense architectural interest. Meticulously maintained, the property will be found in excellent order throughout and has been carefully and thoughtfully improved to provide a traditional family home of warmth and character which successfully incorporates contemporary features including a bespoke farmhouse style kitchen and bathrooms and mains gas central heating with Hive control. Further features include slate flag flooring, handmade oak window shutters (3 x windows), exposed beams and stonework, period style radiators, secondary glazing, gas fired AGA, and granite fireplaces with wood burners amongst many other features.

The accommodation extends to about 2882 sq ft and briefly comprises as follows - GROUND FLOOR - Reception Lobby and Hall - 15' Drawing Room with oak paneling - 15' Library/Office with fitted oak book shelving - 13' Dining Room - 17' Kitchen/Breakfast Room - 15' Garden Room - 14' Reception Room/Bar - FIRST FLOOR - 472 sq ft Luxury Principal Bedroom Suite comprising Double Bedroom with Dressing Room and Ensuite Bath/Shower Room - 3 Further Double Bedrooms (1 with Ensuite Shower/WC) - Family Shower Room/WC.







## OUTSIDE

The property benefits from two gated (both electrically operated) private driveways with cobbled granite setts providing ample, secure and level parking for many cars.

There is a large Garage (259 sq ft) with electric door and a Double Carport (361 sq ft) with storage loft over and Leanto Garden Store.

The enclosed garden provides a private and secure environment for pets and children, with level lawn and established tree and shrub bed borders.

Within the garden there is fabulous heated outdoor entertaining space having a pretty verandah with canopied cooking area providing shade and shelter during inclement weather. In addition there is a traditional former piggery has been converted to provide a useful Garden Store with Laundry/Gardeners WC off.

EPC RATING - D, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity, drainage and gas.

## DIRECTIONS

Using Sat Nav - Postcode PL12 4JH



# Fairmead Manor House, Fairmead Road, Saltash, PL12

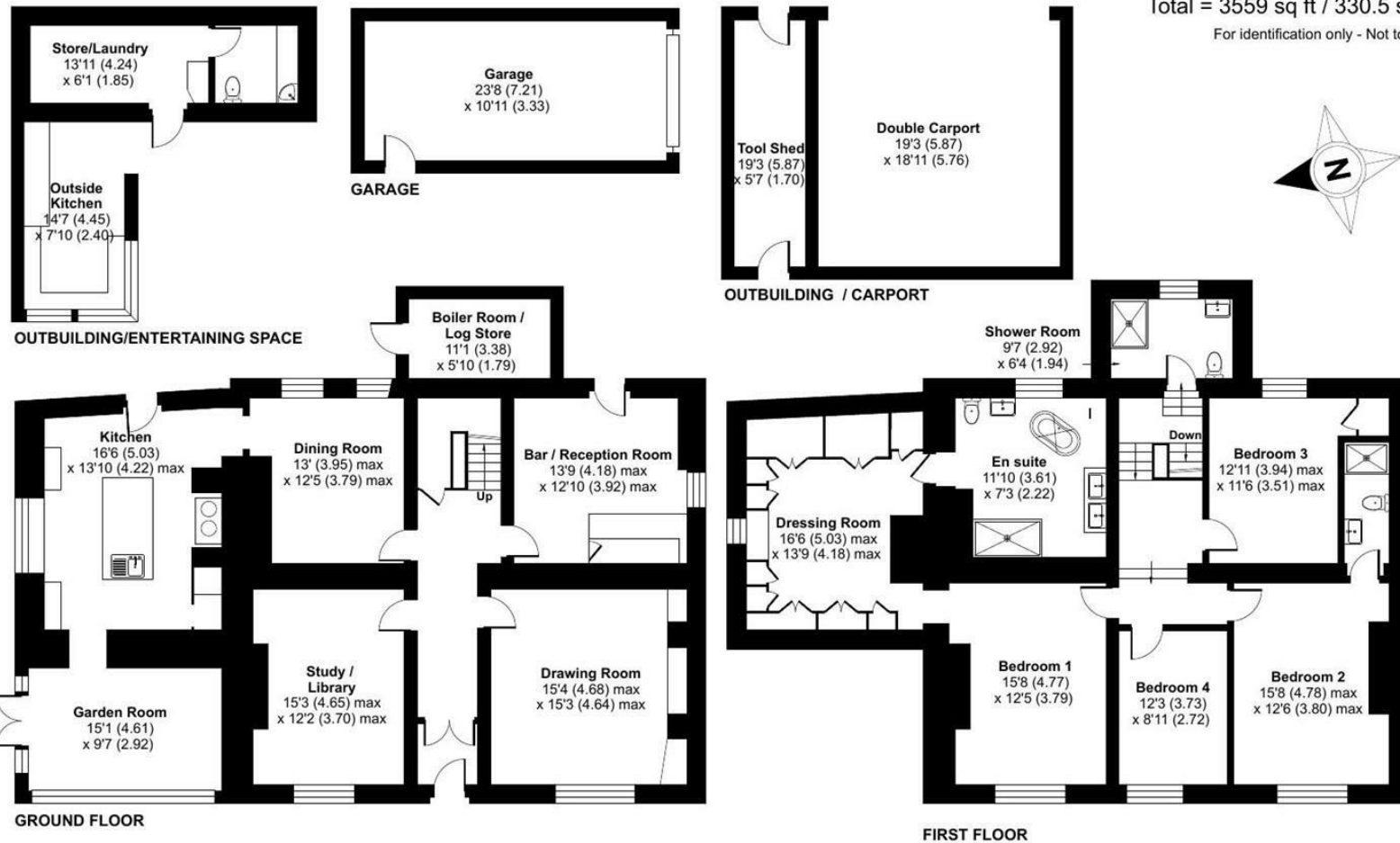
Approximate Area = 2882 sq ft / 267.7 sq m (excludes carport)

Garage = 259 sq ft / 24 sq m

Outbuilding/Entertaining Space = 418 sq ft / 38.8 sq m

Total = 3559 sq ft / 330.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1503318

These particulars should not be relied upon.