

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

18 BARTON CLOSE, LANDRAKE, SALTASH, PL12 5BA

PRICE GUIDE £435,000





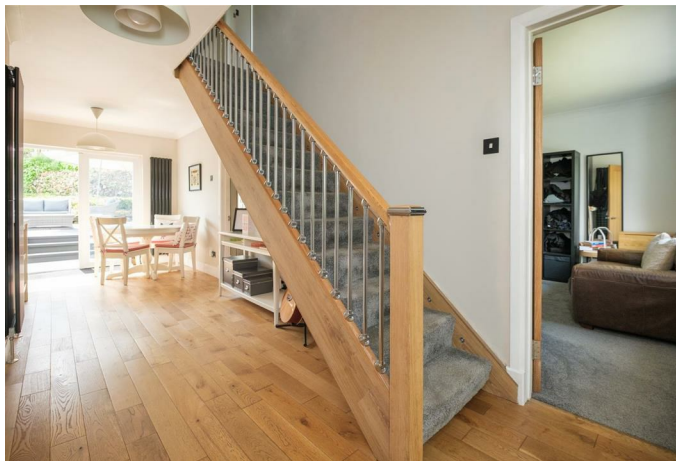
A generously proportioned detached house in sought after village location, immaculately presented throughout and benefitting from a solar pv and battery system. About 1386 sq ft, Sitting Room, Open Plan Kitchen/Dining/Family Room, Laundry Room, 4 Double Bedrooms (2 Ensuite), Shower Room/WC, Private Driveway Parking, Large Garage/Workshop, EV Charging Point, Gardens.

VILLAGE CENTRE 250 YARDS, SALTASH 5 MILES,
PLYMOUTH 10 MILES, SEATON BEACH 9 MILES

LOCATION

The property is situated within the sought after village of Landrake, adjacent to a remarkably unspoilt part of South East Cornwall close to the edge of the Lynher Valley Area of Great Landscape Value and the Tamar Valley Area of Outstanding Beauty. Landrake provides access to the A38 and offers a renowned primary school (rated "outstanding" by Ofsted), public house, village store/post office and a church. Nearby Treluggan Boatyard (2.5 miles) provides facilities for the yachting fraternity and deep water moorings are available on the River Tamar. A bus route runs through Landrake linking it with Saltash and Plymouth.

The surrounding countryside of rolling farmland includes the unspoilt St Erney peninsula to the south, fronting onto the River Lynher, and the beaches of the South Cornish coast at Whitsand Bay are a short drive away. Fine golf courses in the area include the spectacular cliff top course at Portwrinkle and St Mellion International Golf Resort with its additional leisure facilities. Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain.



DESCRIPTION

This detached village house offers spacious and very well presented accommodation, in our clients ownership for 16 years, the property has been maintained and improved to a contemporary standard and incorporates full double glazing, mains gas central heating, a 16 panel solar pv system with 10kw of battery and an ev charger point.

The accommodation extends to about 1386 sq ft and briefly comprises - GROUND FLOOR - Reception Hall with oak floor - 14' Sitting Room with oak floor and wood burner - 21' Open Plan Kitchen/Dining/Family Room with French doors to the rear garden - Laundry Room - 2 Double Bedrooms (one of which is currently used as a study/work from home space) - FIRST FLOOR - 12' Principal Bedroom with Ensuite Shower/WC - Further Double Bedroom with feature bath - Shower Room/WC.

OUTSIDE

The property is approached over a long private driveway providing parking for at least four cars and in turn leading to the large 300 sq ft garage/workshop. The front garden is lawn with established tree, shrub and flower beds and a short flight of steps rising to a paved terrace and the entrance door. The enclosed rear garden offers a reasonable degree of privacy and has a sunny south easterly aspect with large composite decked area perfect for entertaining and al-fresco dining.

EPC RATING - B, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas. Solar PV (16 Panel) with 10kw Battery.

DIRECTIONS

Using Sat Nav - PL12 5BA







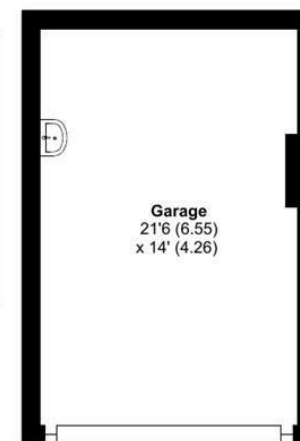
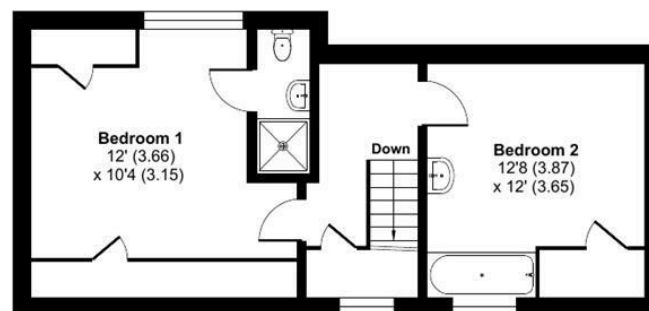
Barton Close, Landrake, Saltash, PL12

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1686 sq ft / 156.5 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: 1479939

These particulars should not be relied upon.