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**Freehold : Council Tax Band D
EPC Rating D**

, Pillaton, Saltash

BELVOIR!

Guide price £475,000



Key Features

- > Character cottage dating back to the 12th-14th century
- > Highly sought-after village location
- > No onward chain
- > Four bedrooms including en-suite master
- > Open-plan lounge/diner with wood-burning stove

A truly enchanting character cottage with origins believed to date back to the 12th-14th century, nestled within the highly sought-after Cornish village of Pillaton and enjoying glorious countryside views. Lovingly cherished and cared for by the current owner for the past 20 years, this remarkable family home is offered for sale with no onward chain and occupies a peaceful, tucked-away position just a short stroll from the ever-popular Weary Friar Inn and the historic St Odulph Church. Brimming with charm and period features, the accommodation begins with an inviting entrance porch featuring a traditional stable door, leading into a warm and welcoming south-facing conservatory.



At the heart of the home is a spacious open-plan lounge/dining room with exposed wooden beams, a central staircase and an inset fireplace housing a wood-burning stove, creating a wonderfully cosy living space. The generous dual-aspect kitchen enjoys delightful views across the gardens, while a cloakroom leads through to a separate WC. Completing the ground floor is a highly practical outside utility room/store.

Upstairs, the property offers a spacious master double bedroom with en-suite shower room, two further double bedrooms, a comfortable single bedroom and a family bathroom. The rear-facing bedrooms enjoy beautiful views across the gardens and surrounding countryside.

Outside, the sunny and enclosed rear garden is predominantly laid to lawn with a patio area ideal for al fresco dining and entertaining. A gate provides direct access to the driveway, while a side pathway leads to the beautifully established front garden, which offers a private retreat filled with mature plants and shrubs. From the rear garden, you can enjoy outstanding countryside views stretching across neighbouring fields towards the historic church tower, creating a truly idyllic setting.

Additional features include a driveway providing parking for at least two vehicles, a larger-than-average detached dual-aspect garage with a pitched roof and electric roller door, offering excellent workshop or storage potential, as well as 12 owned solar panels, helping to improve the home's energy efficiency.



Properties of this age, character and setting rarely become available, and an internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Pillaton is a picturesque and highly sought-after Cornish village, renowned for its beautiful countryside, rich history and strong sense of community. Surrounded by rolling farmland and scenic walking routes, the village offers a peaceful rural lifestyle whilst remaining exceptionally well connected.

At the heart of the village is the historic St Odolph Church, parts of which date back over 1,000 years, along with the much-loved Weary Friar Inn, a traditional country pub popular with both locals and visitors alike. Pillaton also benefits from a well-regarded primary school, village hall and regular community events, making it an attractive location for families and those seeking village life.

Despite its tranquil setting, Pillaton is conveniently positioned just a short drive from



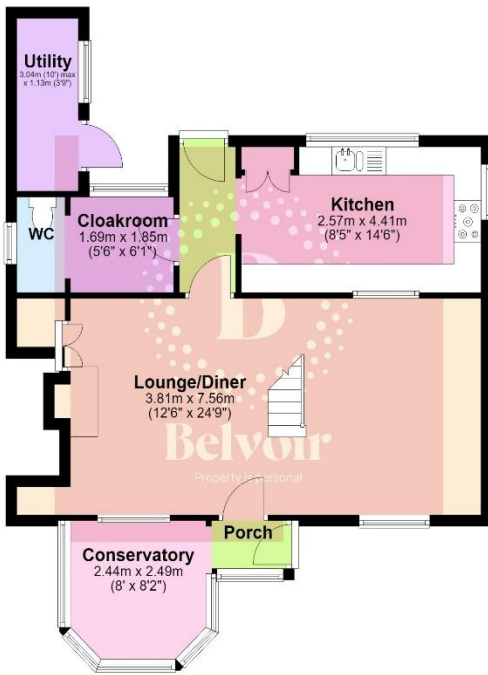
the towns of Saltash, Callington and Liskeard, providing an excellent range of shops, supermarkets, cafes, restaurants and leisure facilities. The nearby A38 offers straightforward access into Plymouth, making the village ideal for commuters wishing to enjoy the best of both rural Cornwall and city amenities.

With its historic charm, welcoming community and stunning surrounding countryside, Pillaton continues to be one of South East Cornwall's most desirable villages.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

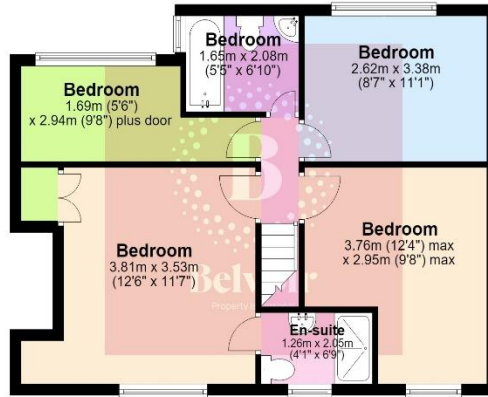
Ground Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



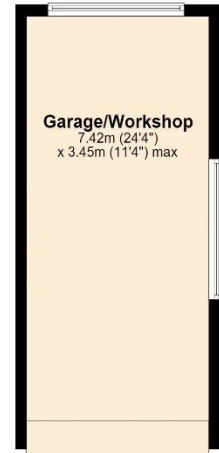
First Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



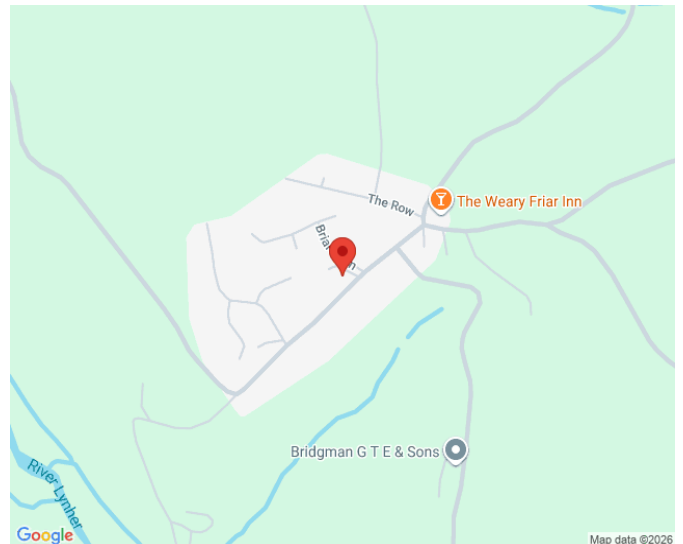
Garage/Workshop

Approx. 25.6 sq. metres (275.8 sq. feet)



Total area: approx. 138.1 sq. metres (1486.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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