

5 Stoney Lands, Landrake, Saltash, Cornwall, PL12 5DF

LANG TOWN & COUNTRY
SALES





Price £425,000

Occupying a prime position at the end of a quiet cul-de-sac within the popular village of Landrake, this substantial detached family home enjoys exceptional privacy, spectacular far-reaching countryside views and offers an exciting opportunity to create a truly bespoke home tailored to individual requirements.

Approached via a large private driveway providing extensive parking, the property offers generous accommodation arranged over three levels, with well-proportioned living spaces and a flexible layout perfectly suited to modern family life. Large windows throughout frame the stunning rural outlook, ensuring the surrounding countryside remains a constant feature of the home.

While certain areas would now benefit from updating and modernisation, the property presents a genuine blank canvas for purchasers looking to remodel, reconfigure or enhance a home to suit their lifestyle. The size and versatility on offer create enormous potential, whether as a substantial family residence, multi-generational home, or a property capable of accommodating a variety of home-working, leisure or ancillary living requirements.

The main accommodation currently provides four bedrooms, including a spacious principal suite with dressing room and en-suite facilities, alongside a selection of reception rooms designed to accommodate growing families. A balcony to the rear takes full advantage of the breathtaking countryside views and provides an ideal space to sit and enjoy the peaceful setting. Beneath the balcony is a useful cellar with approximately head-height clearance, accessed externally and currently utilised for storage, providing valuable additional ancillary space.

A particularly noteworthy feature is the substantial lower ground floor level, which offers extensive additional accommodation with full-height ceilings and considerable flexibility. Previously the subject of improvement works, the space now presents an excellent opportunity for a purchaser to complete and configure it to suit their own requirements. Whether utilised as additional family accommodation, guest space, a home office suite, hobby rooms, gym, studio or other ancillary uses, this area significantly enhances the versatility and long-term appeal of the property.

Externally, the property continues to impress with a garage, extensive driveway parking and attractive tiered gardens arranged to make the most of the elevated position. A terrace and pond provide charming focal points within the grounds, while the gardens enjoy spectacular far-reaching views across the surrounding countryside. There is also further opportunity for landscaping and enhancement, allowing a purchaser to create outdoor spaces to complement their own lifestyle.

Rarely does a property offer such a compelling combination of space, flexibility, breathtaking views and untapped potential. Offering generous accommodation, adaptable living space and outstanding views in a sought-after village setting, this is an exciting opportunity to acquire a home that can evolve entirely around your needs.

To view this property call Lang Town & Country Estate Agents on 01752 256000.











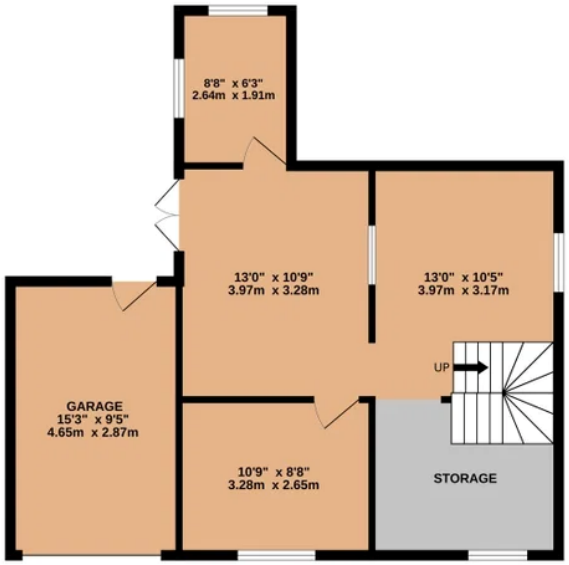




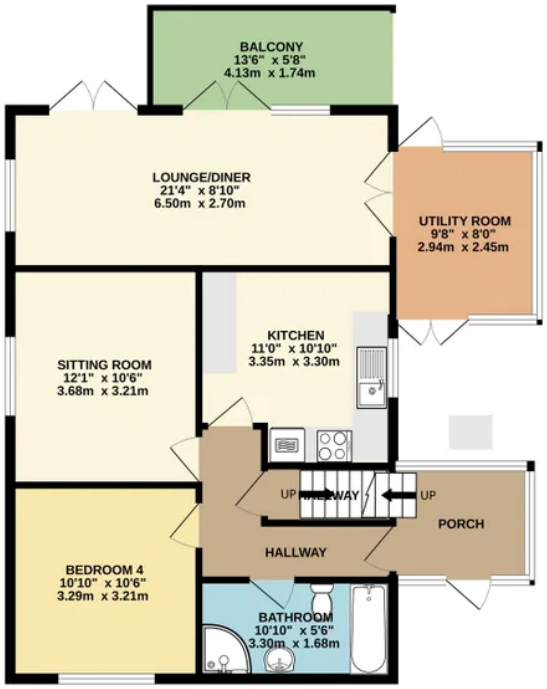




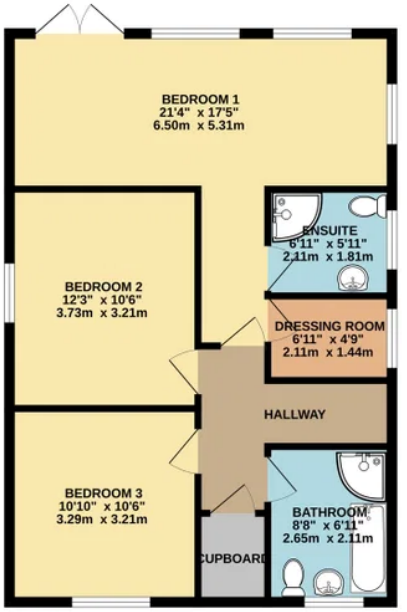
LOWER GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 2136 sq.ft. (198.5 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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