Falcon

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6 Tannery Court

Burraton Coombe, Saltash, PL12 4XB

Guide Price £260,000-£270,000









In Brief

A Truly Unique Grade II Listed former Tannery with Stunning Vaulted Living Space & Character

Reception Rooms	Fabulous large living room with valted ceiling
Bedrooms	2 beautiful double bedrooms
Heating	Gas central heating
Area	1201 sq ft
Tenure	Freehold
Parking	Garage plus parking in front.
Council Tax	C

Description

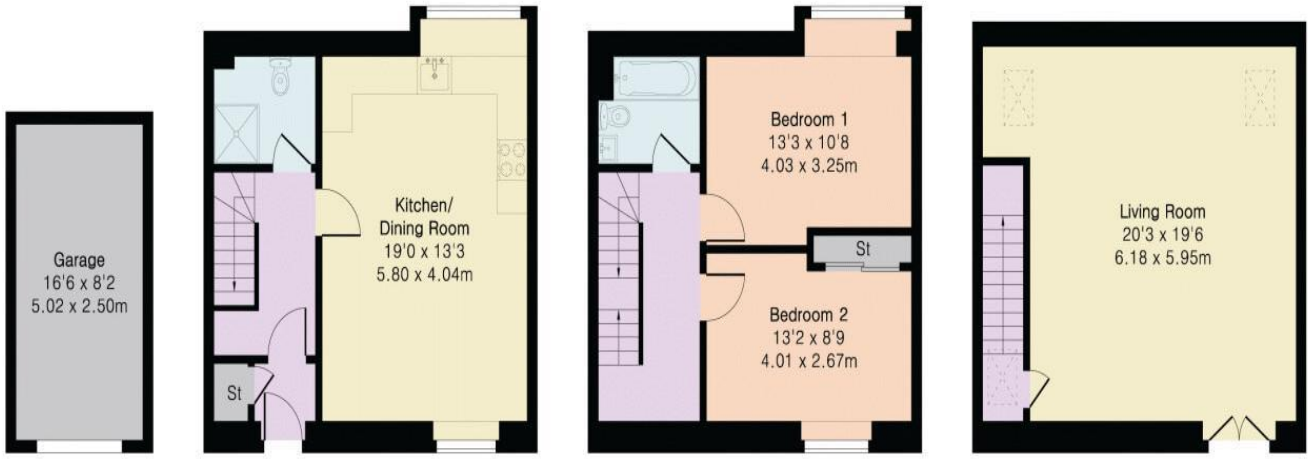
Falcon are delighted to offer this fabulous Grade II listed former tannery home, set within the historically fascinating Tannery Court, Burraton Coombe. Once part of Saltash's thriving Victorian tanning industry, the former tannery buildings were converted into homes around 1990, creating a unique blend of heritage and contemporary living. Beautifully presented throughout, the accommodation comprises an entrance vestibule, inner hallway, modern kitchen/diner and ground-floor shower room. Upstairs are two generous double bedrooms and a stylish family bathroom. The real showstopper is the spectacular top-floor living space, boasting a vaulted ceiling with exposed beams, Juliet balcony, elevated storage and an abundance of natural light. Outside, there is a pretty front garden, plus a single garage with eaves storage and parking in front. Gas central heating and double glazing add further appeal. Enjoying a peaceful setting with a lovely rural feel, the property is within walking distance of Forder Creek and Tincombe Park, yet only around six minutes' drive from Saltash town centre and its amenities. Plymouth is also easily accessible across the River Tamar. A truly individual home combining historic character with stylish modern living. Early viewing is highly recommended!

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Floor Plans

Approximate Gross Internal Area 1201 sq ft - 111 sq m
(Excluding Garage)
Ground Floor Area 402 sq ft – 37 sq m
First Floor Area 399 sq ft – 37 sq m
Second Floor Area 400 sq ft – 37 sq m
Garage Area 135 sq ft – 13 sq m







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