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

**Adams Beck, Landrake**

**BELVOIR!**

**Guide price £308,500**



## Key Features

- > Detached Three Bedroom Family Home
- > Sought After Village Location In Landrake
- > Panoramic Countryside Views To The Rear
- > Spacious Lounge/Diner With Fireplace
- > Contemporary Kitchen With Utility/Breakfast Area

A wonderful opportunity to purchase this spacious three bedroom detached home set within the ever-popular village of Landrake, Cornwall, enjoying glorious panoramic countryside views!

Ideally positioned just a short distance from the highly regarded Sir Robert Geffery's School, The Bullers Arms public house and eatery, and the village post office shop, the property also offers quick and easy access to the A38 for routes deeper into Cornwall or towards Plymouth via the Tamar Bridge.

The accommodation briefly comprises; entrance porch, downstairs toilet, spacious hallway, a generous lounge/diner with feature fireplace, and a contemporary kitchen opening into a useful utility/breakfast area.



Upstairs there are two double bedrooms with built-in wardrobes, a third single bedroom, and a modern family bathroom.

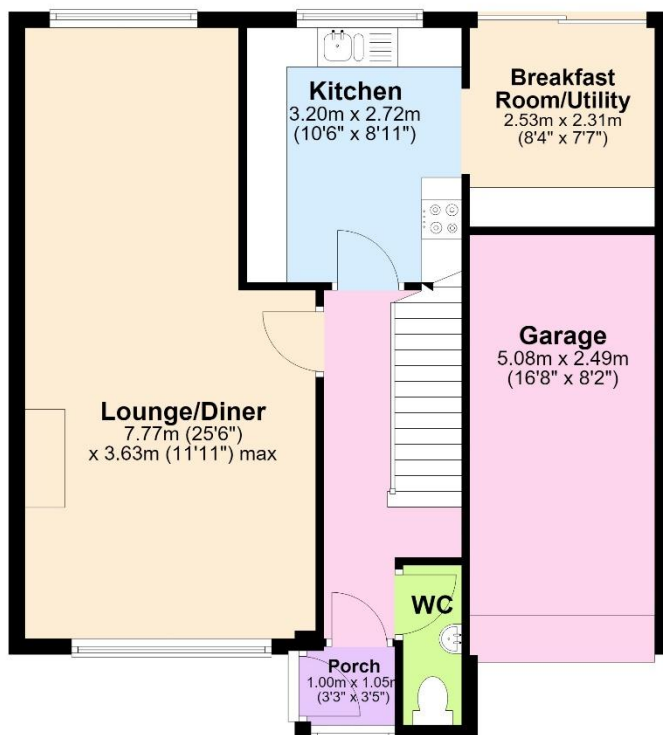
Externally, the property benefits from three side-by-side off road parking spaces and a single garage. To the rear is a superb sized garden arranged over three levels, featuring a well positioned decking area making the most of the sublime countryside views, along with a lawn, patio seating area, and a secluded space ideal for a hot tub or jacuzzi.

This fantastic family home offers a wonderful blend of village living, practical accommodation, and stunning outdoor space. Viewings are most highly recommended!

Landrake is a sought after village only 4 miles from Saltash and easily commutable to Plymouth. The village boasts a superb primary school, pub, village hall, church and shop. Bus services, Rural countryside abounds with lovely walks.

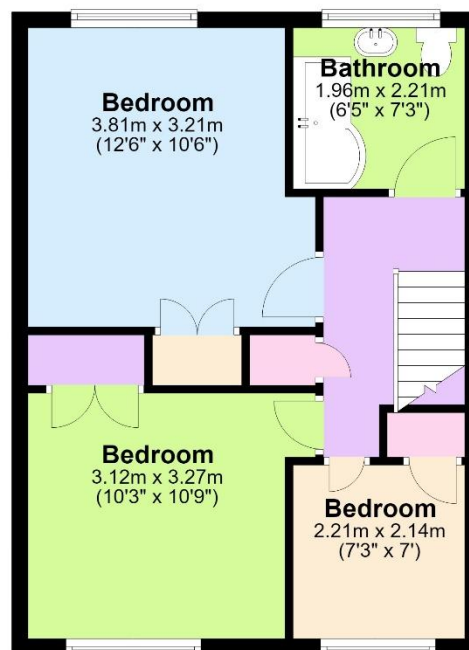
## Ground Floor

Approx. 64.0 sq. metres (688.5 sq. feet)



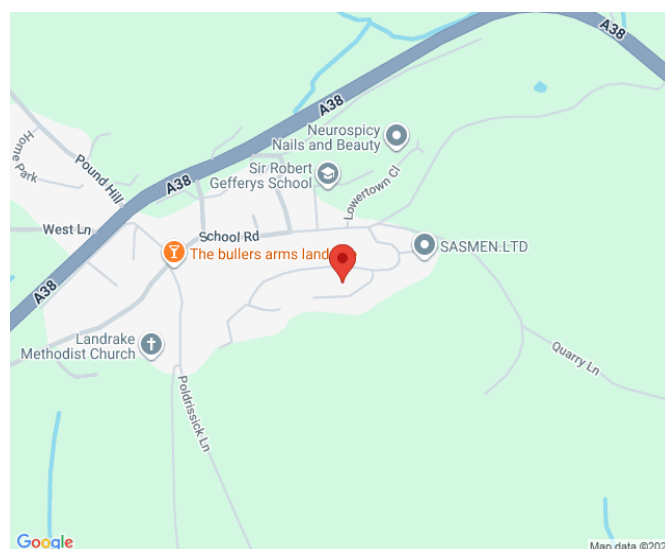
## First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 93 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.

# BELVOIR!

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