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TOR VILLA TOR HILL, SALTASH, PL12 4QG

PRICE GUIDE £735,000





A fabulous individual country house with fine rural views towards Trematon Castle and the Tamar Estuary, presented to a contemporary standard and offering both spacious and versatile accommodation privately situated within about 0.80 acre of gardens. About 2428 sq ft, Sitting Room, Kitchen/Dining/Family Room, Snug/Playroom, Boot Room, Study/Bedroom 4, Luxury Principal Bedroom with Dressing Room and Ensuite Shower/WC, 2 Further Double Bedrooms, Private Drive with Ample Parking, Large Double Garage (471 sq ft), Extensive Lawned Gardens with Useful Outbuilding (about 312 sq ft).

FORDER CREEK 1 MILE, SALTASH 2 MILES, PLYMOUTH 9 MILES, WHITSAND BAY 13 MILES, EXETER 51 MILES



LOCATION

The property lies in a rural location close to the hamlets of Trematon and Trehan and only a short drive from Saltash town amenities.

The picturesque rural hamlet of Trehan lies only 1 mile from the waterside hamlets of Forder and Antony Passage both of which adjoin the wide tidal Lynher River estuary. This is a waterway frequented by a variety of pleasure craft with Plymouth Sound just over 4 miles distant by boat and the River Tamar navigable for about 10 miles upstream. The property commands open views across the unspoilt countryside of the Lynher Valley and Tamar Valleys with the tidal waters of the Tamar Estuary together with the historic landmark of Trematon Castle, the foothills of the Dartmoor National Park, Kit Hill and Bodmin Moor together with the coastal hinterland of the Rame Peninsula all clearly visible from the property.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. Set within a sheltered wooded valley the unspoilt hamlets of Trehan and Forder enjoy immediate access to open countryside including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club. Easy access is gained to Saltash's bustling town centre, the main line railway station (Plymouth to London Paddington 3 hours) and the Waitrose store on its northern outskirts. The A38 provides easy access to Truro in the west and Plymouth or Exeter in the east. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.







DESCRIPTION

Tor Villa comprises a detached country property in a prized rural setting with wonderful views over rolling countryside from all of the principal rooms. There is the potential to create further living accommodation by converting the integral double garage (part of which is currently utilised by our clients as a gymnasium). The versatile layout provides very comfortable family living accommodation and indeed the potential to create an annexe for multi-generational living. The property benefits from full double glazing and gas central heating via an LPG bulk tank.

The accommodation extends to about 2428 sq ft and briefly comprises as follows - GROUND FLOOR - Spacious Reception Hall - 20' Dual Aspect Sitting Room with wood burner - 25' Open Plan and Triple Aspect Kitchen/Dining/Family Room with wood burner and two sets of patio doors leading out to east and west facing porcelain paved patios - Snug - 2 Double Bedrooms (1 with Ensuite Shower/WC) - Bedroom 4 which is currently used as an Office - Family Bathroom - Laundry/Boot Room with WC off - FIRST FLOOR - 21' Luxury Principal Bedroom with Large Dressing Room and Ensuite Shower Room/WC.

OUTSIDE

A private entrance drive leads to a large level and gravelled parking area providing ample parking for many cars with space for motorhome, caravan and boat etc. The large integral double garage has two electric doors and extends to about 471 sq ft.

The gardens extend to about 0.80 acre and are predominantly lawn with various trees and shrubs. There are two large porcelain paved patios approached off the kitchen/dining area providing superb entertaining space and perfect for barbecues and al-fresco dining. Hot Tub. A useful outbuilding provides ample storage space and has potential to provide a workshop/studio.

EPC RATING - E, COUNCIL TAX BAND - D

SERVICES - Mains water and electricity. Private drainage. LPG bulk tank gas central heating.

DIRECTIONS

Using Sat Nav - Postcode PL12 4QG



Tor Villa, Tor Hill, Saltash, PL12

Approximate Area = 2428 sq ft / 225.5 sq m

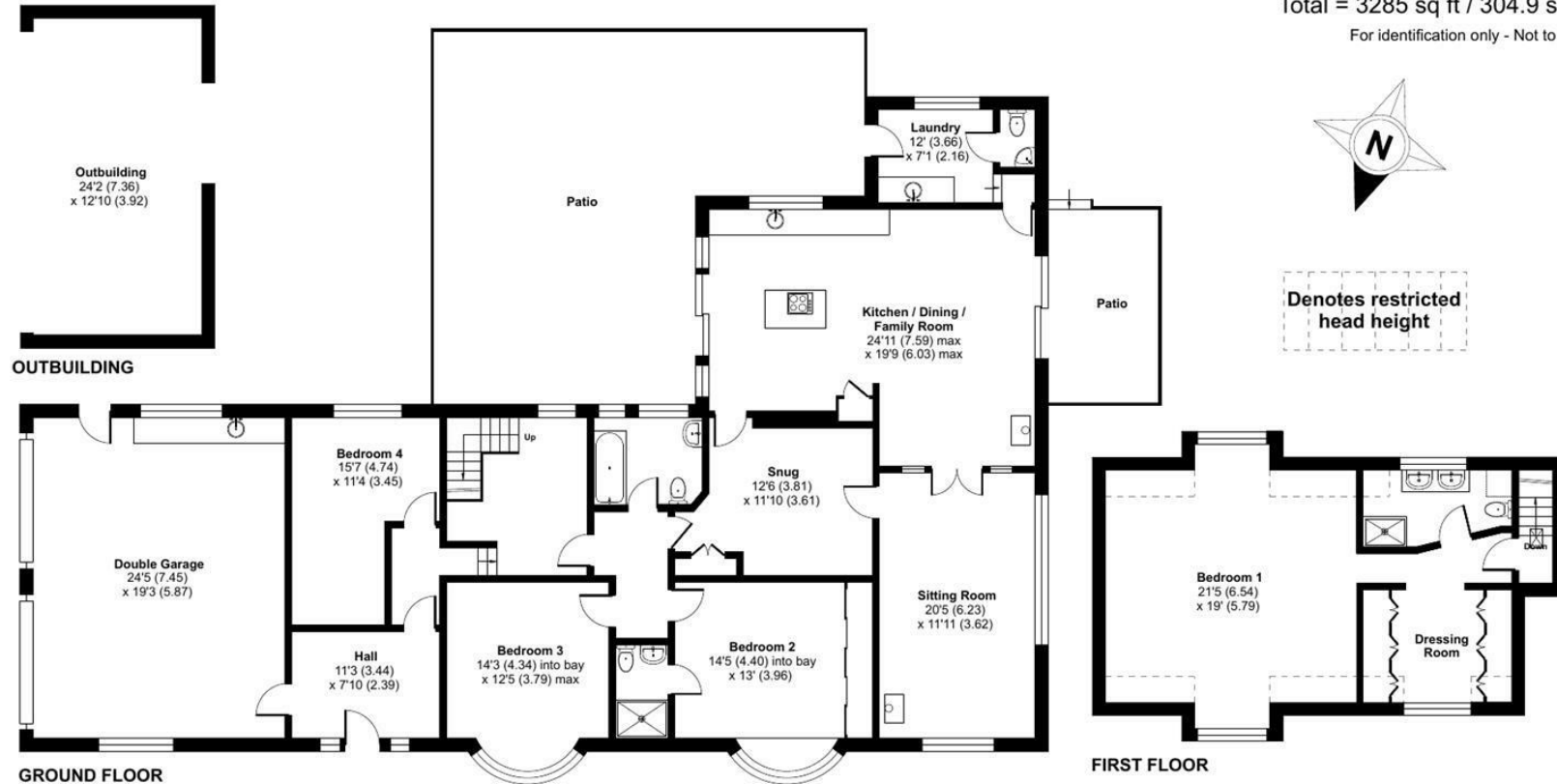
Limited Use Area(s) = 75 sq ft / 6.9 sq m

Garage = 471 sq ft / 43.7 sq m

Outbuilding = 311 sq ft / 28.8 sq m

Total = 3285 sq ft / 304.9 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). © nichecom 2026. Produced for Scott Parry Associates. REF: 1423944

These particulars should not be relied upon.