



4  3  4 

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

Essa Road, Saltash

BELVOIR!

£600,000



Key Features

- > Renovated & Refurbished Period Property
- > Contemporary Bathroom, En-Suits & Kitchen
- > Beautiful Character Features & Views
- > Light & Spacious Accommodation
- > Close To Town Centre & Main Routes - Popular Location For Commuters

Nestled on one of Saltash's most historic and prestigious roads, the Sandelford at Essa Road is a distinguished Edwardian residence built circa 1905, originally commissioned by the town's first doctor. The name "Essa" reflects the town's ancient origins — Saltash was once known as "Essa," a name dating back to the 12th century when the area served as the seat of local manorial courts.

Rich in character and gracefully proportioned, the home has been cherished for the past 11 years by a family drawn to its timeless architecture, generous space, and tranquil river views.



This is not just a property — it is a rare opportunity to own a meaningful piece of Saltash's living history.

Features include;

A reception hall, sitting room, kitchen/breakfast room, snug, dining room, cloakroom, three dual-aspect Double bedrooms on the first floor (2 with en suites), a sauna and a family bathroom.

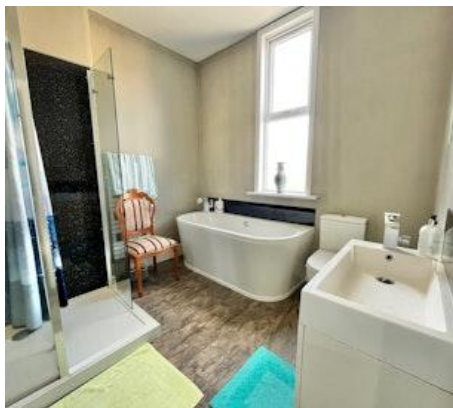
The second-floor loft suite offers very flexible accommodation including a large bedroom, further versatile areas and a shower room.

Outside there are well planned, simplistic and effortless gardens with period ornamental features including a fountain and original sandstone flags, a car port and additional parking.

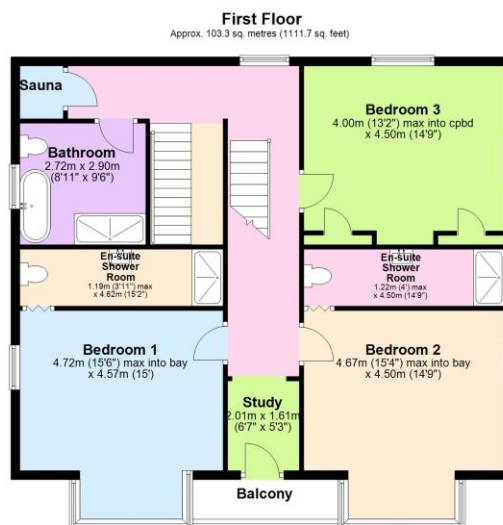
Views of the Tamar River, Dartmoor and Plymouth can be enjoyed from the first and second floors.



Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.

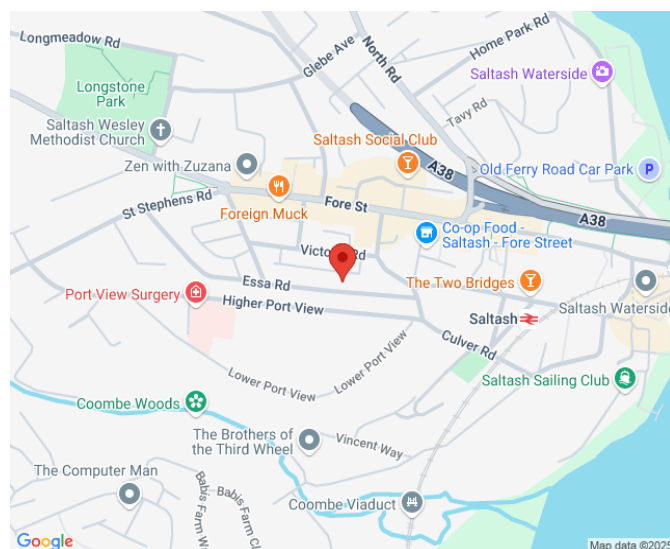


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



Total area: approx. 261.5 sq. metres (2814.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



BELVOIR!

Contact us today to arrange a viewing...

belvoir.co.uk/offices/plymouth

01752 850440