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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

KOANA BLUNTS, SALTASH, PL12 5AR

PRICE GUIDE £375,000





A detached south facing country bungalow, beautifully presented to a contemporary standard with studio and far reaching views over the Tamar Valley and the foothills of Dartmoor. About 1059 sq ft, Sitting Room, Dining Room, Kitchen, 3 Bedrooms, Shower Room/WC, Garage, Studio/Summerhouse, Level Driveway Parking, Pretty Gardens with Decked Sun Terrace.

SALTASH 7 MILES, SEATON BEACH 8 MILES, PLYMOUTH 14 MILES, FOWEY 23 MILES, ST GERMAN'S 5 MILES

LOCATION

Koana is situated on the very edge of the tiny hamlet of Blunts, adjacent to peaceful open countryside about 2 miles north of Tideford. Tideford lies in rolling Cornish countryside on the north side of the Port Eliot Estate, home to the famous Port Eliot Festival, about five miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and a community centre. The village of Landrake (2.15 miles) offers similar amenities including a very popular primary school. The A38 accessed at either Tideford or Landrake provides easy access to Plymouth.

St Germans has a sailing club and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).



The town of Saltash has a Waitrose store on its northern outskirts. St Mellion International Golf Resort, the South Cornish Coast at Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.

DESCRIPTION

Koana comprises a detached south facing bungalow situated on the edge of the hamlet and with fine views from the rear over unspoilt rolling countryside. The property has been carefully improved during our clients ownership and will be found to be well presented to a contemporary standard with full double glazing, a Navion oil fired central heating boiler and a wonderful Studio/Summerhouse which could perhaps be used as a work from home or creative space. The bungalow enjoys level parking and level access into the accommodation.

The property extends to about 1059 sq ft and briefly comprises - Porch/Garden Room - 24' Sitting Room with wood burner and wide opening to - 12' Dining Room - 12' Kitchen with direct access to the decked 16' Sun Terrace and door to integral Garage - 14' Principal Bedroom - 2 Further Bedrooms - Shower Room/WC.

OUTSIDE

A level brick paved driveway provides ample parking for 4 cars and leads to the Garage with electric roller door. A path leads to the front door giving level access to the property. The front garden is colourful with a profusion of wild flowers. Immediately adjacent to the rear of the house is a composite decked sun terrace with super views across the Tamar Valley to the foothills of Dartmoor. The Studio (see floorplan) could be used as a summerhouse or work from home/creative space.

The rear garden is enclosed and laid to lawn with a further gravel and paved terrace together with various fruit trees including apple, plum and pear.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL12 5AR







Koana, Blunts, Saltash, PL12

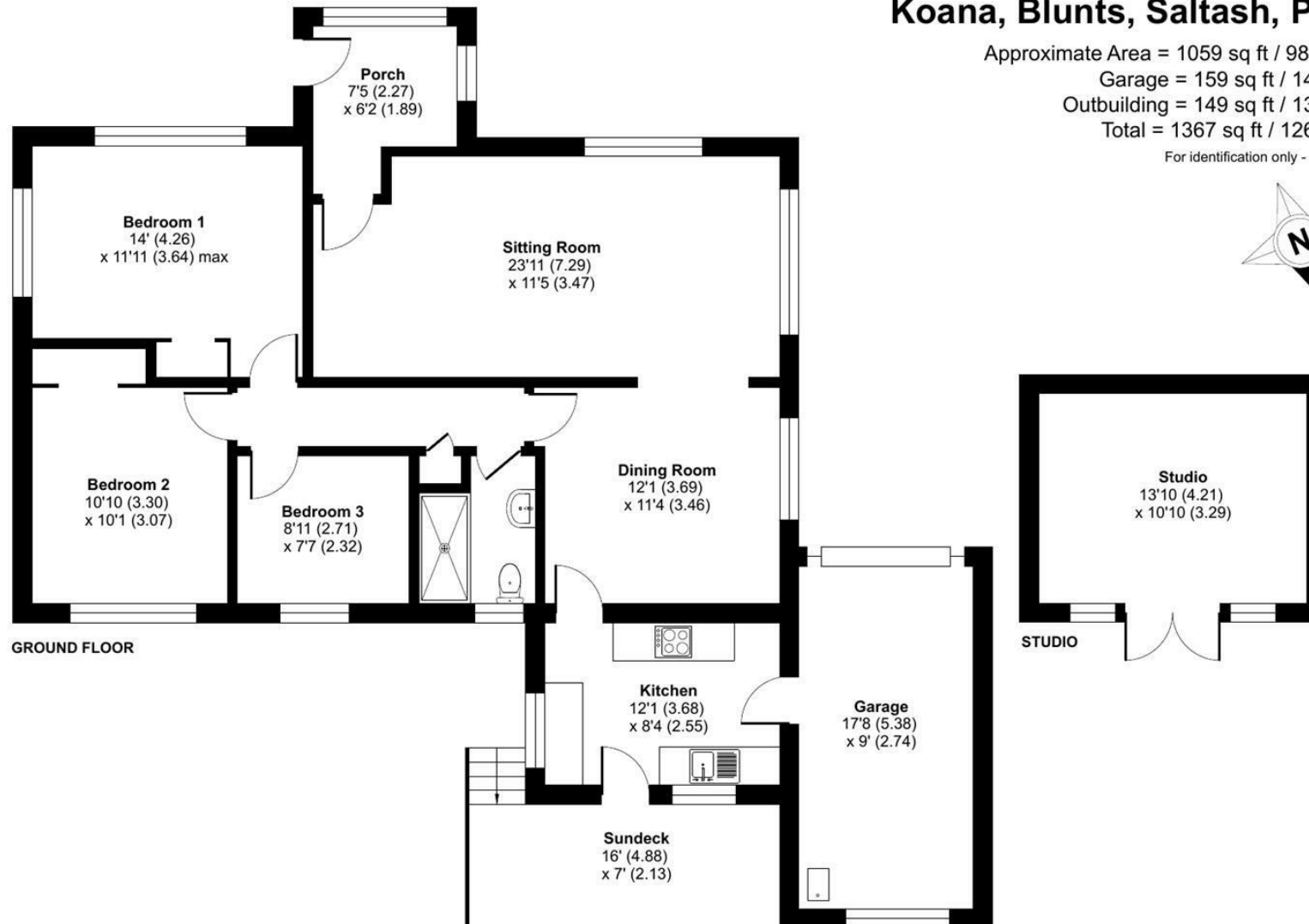
Approximate Area = 1059 sq ft / 98.3 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1367 sq ft / 126.8 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1468917

These particulars should not be relied upon.