



**Martyndale, St Dominic SALTASH PL12 6TD**

fox & sons

**welcome to**

## **Martyndale, St Dominic SALTASH**

This unique detached property, built in the 1900's, has a rich history as a former village shop and post office. It is packed with character features, including charming, exposed beams and delightful window seats that provide a warm and inviting ambiance. Call 01752 847151



**Entrance Porch**

Tiled flooring. Ceiling light.

**Entrance Hall**

Ceiling light. Radiator. Carpet.

**Reception Room 1**

14' x 11' 10" ( 4.27m x 3.61m )

Front double glazed window with window seat.  
Ceiling light. Fire surround. Radiator. Carpet

**Kitchen**

16' 3" x 12' 3" ( 4.95m x 3.73m )

Rear double glazed window. Wall and floor units with part tiled walls, sink and drainer. Spaces for dishwasher and fridge freezer. Zanussi calor gas hob. Heritage stove cooker. Ceiling light. Door to the utility space. Laminate flooring.

**Utility Room**

8' 1" x 5' 9" ( 2.46m x 1.75m )

Rear double glazed window. Wall units and worktop/  
Ceiling light. UPVC door to the garden. Laminate flooring.

**Lounge**

18' 7" x 14' ( 5.66m x 4.27m )

Two front double glazed windows. with window seats. Fire surround. Radiator. Ceiling light. Carpet

**Cellar**

13' 2" x 9' 11" ( 4.01m x 3.02m )

Door to the garden. Ceiling light. Carpet

**Study**

10' 2" x 8' 10" ( 3.10m x 2.69m )

Rear double glazed window. Ceiling light. Radiator.  
Carpet

**Downstairs Wc.**

5' 11" x 4' 10" ( 1.80m x 1.47m )

Rear double glazed window. Wash hand basin and storage. wc. Radiator. Carpet

**W/C To Reception Room 2**

Rear double glazed window. Wash hand basin. wc.  
Ceiling light. Vinyl flooring.

**Reception Room 2**

13' 6" x 9' 11" ( 4.11m x 3.02m )

Rear double glazed window. Two ceiling lights, Vinyl flooring.

**Dining Room**

18' 7" x 18' ( 5.66m x 5.49m )

Entrance door. Front and side double glazed windows. Two ceiling lights. Vinyl flooring

**Bedroom One**

18' 3" x 13' ( 5.56m x 3.96m )

Front and side double glazed windows with window seat. Built in wardrobes. Radiator. Ceiling light.  
Carpet

**En Suite**

Part tiled walls with shower. Wash hand basin and

wc. Wall mounted mirror and shelf. Towel rail  
Radiator. Extractor fan. Carpet

**Bedroom Two**

13' 9" x 14' 2" ( 4.19m x 4.32m )

Front double glazed window with window seat.  
Fireplace. Radiator. Ceiling light. Carpet.

**Bedroom Three**

15' 5" x 10' 2" ( 4.70m x 3.10m )

Front double glazed window with window seat.  
Radiator. Ceiling light. Carpet

**Bedroom Four**

13' 6" x 11' ( 4.11m x 3.35m )

Rear double glazed window with window seat.  
Storage cupboard. Fire surround. Radiator. Ceiling light. Carpet

**Bathroom**

Side double glazed window. Corner bath tub. Wash hand basin with storage and mirror. Wc. Towel rail.  
Carpet.

**Rear Garden**

Enclose garden with bushes and shrubs.Outhouse.

**Parking**

Gated driveway and double garage with workshop.



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## Martyndale, St Dominic SALTASH

- SPECTACULAR PROPERTY BUILT IN THE 1900'S
- FIVE RECEPTIONS ROOMS & TWO DOWNSTAIRS W/C
- UTILITY ROOM, STUDY AND BASEMENT/CELLAR
- GATED DRIVEWAY WITH DOUBLE GARAGE & WORKSHOP
- VIEWS WITH SUNSETS ACROSS THE SURROUNDING AREAS

Tenure: Freehold EPC Rating: F

Council Tax Band: E

**£595,000**



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Property Ref:  
SAS105501 - 0007

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