

Rohan Cottage, Church Street, St. Germans, Saltash, Cornwall, PL12 5NP

LANG TOWN & COUNTRY
SALES





Guide Price £600,000

An enchanting detached Cornish cottage, set in the highly desirable village of St Germans, enjoying an elevated position with breathtaking views across the historic Port Eliot Estate. Beautifully renovated throughout, the property offers four bedrooms, elegant reception rooms and a wealth of character, seamlessly combining period charm with modern comfort. Set within approximately 0.24 acres of stunning south-facing gardens, the cottage provides a private and idyllic setting for outdoor living and entertaining. Ideally located close to the village amenities, railway station, River Tiddy and the beautiful beaches of Whitsand Bay, this is a truly exceptional home offering the perfect blend of countryside living, heritage and convenience.

There are few homes that capture the romance of Cornish living quite so effortlessly as this enchanting, detached cottage. Occupying an elevated position within one of South East Cornwall's most coveted villages, the property enjoys glorious south-facing gardens extending to approximately 0.24 of an acre, together with breathtaking views across the historic parkland of the Port Eliot Estate, creating a setting that feels both timeless and utterly unique.

Hidden amongst beautifully established gardens and approached through a wonderfully picturesque setting, this quintessential cottage immediately evokes a sense of peace and permanence. Characterful stone elevations, mature planting and winding garden pathways provide an irresistible first impression, whilst beyond the front door the home reveals interiors that have been comprehensively renovated throughout to an exceptional standard. Every detail has been carefully considered, combining the character and warmth expected of a period cottage with the quality, comfort and finish demanded by modern living.

The heart of the home is a wonderful dual-aspect sitting room, where a wood-burning stove creates an inviting focal point and the perfect setting for cosy winter evenings. Natural light floods the principal reception rooms, while beautiful garden views ensure a constant connection with the surrounding landscape.

The accommodation flows effortlessly through to the elegant dining room before leading into the beautifully appointed kitchen/breakfast room, a space that perfectly balances practicality with timeless style. A separate utility room and ground-floor wet room further enhance the functionality of this exceptional home.
Upstairs, four delightful bedrooms offer peaceful retreats, including a particularly impressive principal bedroom with its vaulted ceiling and undeniable sense of character. Whether utilised as a family home, country retreat or simply a place to enjoy a slower pace of life, the cottage offers a remarkable degree of versatility.
The gardens are nothing short of magical. Enjoying a prized south-facing orientation and extending to approximately a quarter of an acre, they provide an enchanting and remarkably private oasis. Expansive lawns, mature planting and secluded seating areas create a wonderful succession of spaces to enjoy throughout the seasons, whilst the generous terrace offers the perfect vantage point from which to take in the far-reaching views across the rolling parkland of the Port Eliot Estate. Few properties enjoy such an intimate relationship with one of Cornwall's most celebrated landscapes.

Life in St Germans is every bit as appealing as the home itself. Widely regarded as one of South East Cornwall's most desirable villages, it combines architectural beauty, a thriving community and exceptional convenience. The village railway station is within easy reach, providing direct connections to Plymouth, Exeter and London Paddington, making this a genuine opportunity to embrace country living without sacrificing accessibility. Families are equally well served by the highly regarded Montessori nursery at Tideford, alongside excellent schooling options and an abundance of countryside, riverside and coastal walks on the doorstep. Moments from the village quay, surrounded by beautiful scenery and within easy reach of the sailing waters of the River Tiddy and the beaches of Whitsand Bay, this is a home that offers far more than simply accommodation. It offers a lifestyle defined by heritage, community, natural beauty and a pace of life that is becoming increasingly difficult to find.

To view this property call Lang Town & Country Estate Agents on 01752 256000.



















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TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.

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