



St Dominick, Saltash

PL12 6SU



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E S T A T E A G E N T S

Guide Price £495,000

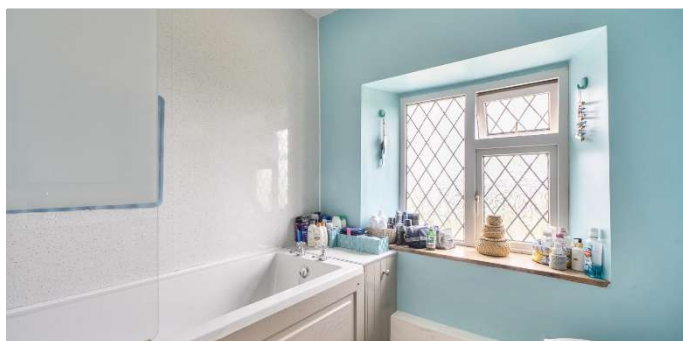
Set within a quiet location within the thriving village of St Dominick having a community shop, primary school, sports field, village hall and two churches. The towns of Callington and Saltash are nearby where further amenities can be found and there are many recreational pursuits in close proximity.

- Detached period property dating back to 1862 with character features
- 3 Bedrooms and Modern Bathroom
- Garage/workshop and further possibilities to extend subject to consents
- Large Lounge/Diner and Kitchen/Breakfast room
- Attractive Gardens amounting to approx a third of an acre
- **PANORAMIC VIEWS ACROSS DEVON AND CORNWALL**



An opportunity to purchase a detached period property which was originally two cottages, believed to date back to 1862 and situated within the sought after Village of St Dominic. You first enter the Sun room positioned to the front, which enjoys wonderful views of both Devon and Cornwall. An internal door then opens to the impressive Lounge/Dining room from which stairs rise to the first floor and there is an under stairs storage cupboard. The focal feature of the lounge, is the fireplace housing the multi fuel cast iron burner, which is set on a slate hearth with a wooden lintle over. Windows face to the front, with wooden sills, ceiling beams and space for a dining room table and chairs. The Kitchen/Breakfast room is fitted with a comprehensive range of wall and base units with Ash work top surfaces. Glass display cabinets, an integrated dishwasher, baskets, drawers, pan drawers and space for an upright fridge freezer. Recess with a clove oven, which has space for a cooking range. Space for a table and chairs, window with deep wooden sill facing to the front, ceiling beams and part tiling to the walls. To the far side of the lounge is a door which leads through to the Utility/Boot room housing the central heating and hot water boiler. It has plumbing for a washing machine, base units with work top over, a Belfast Sink, windows to the front and side, and a stable door.

The first floor landing has an encased window to the rear, a cupboard with shelving ideal for Linens and access through to the bedrooms and bathroom. Bedroom 1 is a double bedroom having wardrobe space and faces to the front enjoying panoramic views across the countryside. Bedroom 2 is also a double bedroom facing to the front, enjoying the wonderful views. It has wardrobe space and also provides Loft access. Bedroom 3 is also front facing and again enjoying the views. The modern Bathroom comprises of a low level WC, vanity unit with a shaped wash hand basin, a bath with a Mira shower over, part Aqua waterproof wall covering, a period style radiator and a frosted window to the front.



OUTSIDE

To the front the property is approached via the driveway and parking facilities. The gardens are arranged to the front and side divided into sections amounting to approx a third of an acre. The main section is laid to lawn, with a feature pond finished in pebbles. There is natural hedging and an oil tank. A pathway leads around to the left hand side of the property where there is a greenhouse and vegetable gardens. This area has the possibility of further development subject to the necessary planning consents. To the right hand side of the property there is a parking area suitable for a motor home or caravan. There is a paved terrace, section of lawn, fruit trees, a seating area and a number of garden view points enjoying the panoramic views. There is a Garage/workshop, with power, light enclosing doors and windows, There is also an attached wood store and an outside toilet. To the rear there is a pathway for maintenance and walling backing on to National Trust land.

Services: Mains Electric, Water and drainage. Oil fired central heating and bottled LPG for cooking.

Council Tax: According to Cornwall Council the Tax Band is D



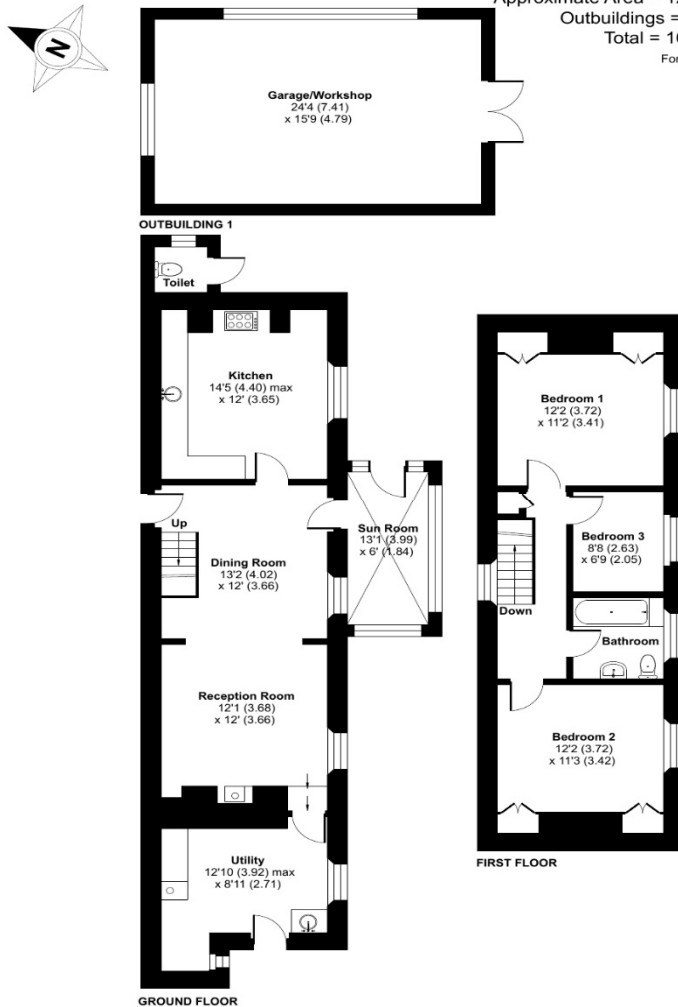
St. Dominick, Saltash, PL12

Approximate Area = 1298 sq ft / 120.5 sq m

Outbuildings = 397 sq ft / 36.8 sq m

Total = 1695 sq ft / 157.3 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). © nrichcom 2026. Produced for Dawson Nott Ltd. REF: 1482473

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

