

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

HESKYN MILL COTTAGE SALTASH, PL12 5BG

PRICE GUIDE £600,000





A charming detached riverside cottage set within pretty gardens and benefitting from a paddock and stabling, in an accessible location only a short distance from the prized villages of Tideford and St Germans. About 1619 sq ft, Open Plan Kitchen/Dining/Family Room, Sitting Room, Laundry, Cloaks/WC, 3 Double Bedrooms (1 Ensuite), Family Bath/Shower Room, Private Driveway Parking, Riverside Gardens, Stable for 3, Paddock and Natural Areas.

TIDEFORD 0.25 MILE, ST GERMANS 2 MILES,
WHITSAND BAY 6 MILES, SALTASH 6 MILES,
PLYMOUTH 13 MILES

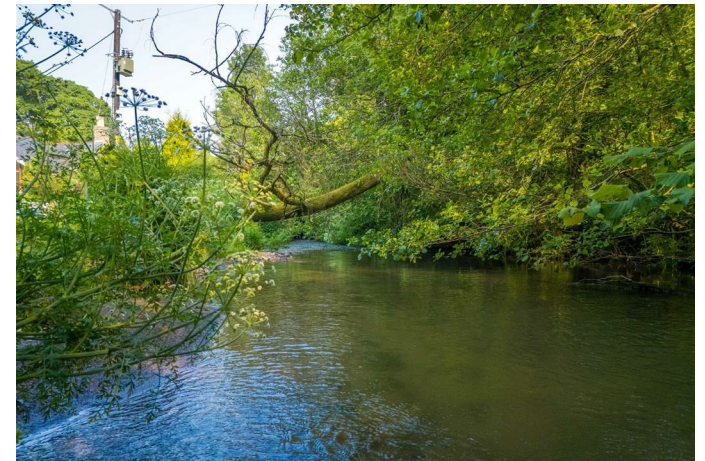


LOCATION

Heskyn Mill Cottage is in a convenient location in open countryside but with straightforward access to the A38. The property lies adjacent to the River Tiddy with long frontage forming the southern boundary of the paddock and garden, there is an abundance of natural flora and fauna with the property being within an Area of Great Landscape Value and just outside western boundary of the Tamar Valley Area of Outstanding Natural Beauty.

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 A38, which passes through the village, provides excellent access to Plymouth and all parts of the region. There is a regular bus service through the village to Plymouth and neighbouring towns.

The nearby villages of St Germans and Landrake, about two miles away, have primary schools (St Germans Ofsted "Good" and Landrake Ofsted "Outstanding"), whilst St Germans also includes 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

This pretty detached cottage offers charming accommodation which is found to be well presented to a contemporary standard throughout. The property has full double glazing and lpg gas central heating.

The accommodation extends to about 1619 sq ft and briefly comprises - GROUND FLOOR - 28' Open Plan Kitchen/Dining/Family Room with inset wood burner, AEG appliances - 19' Sitting Room with triple aspect and two pairs of French doors to the patio - Laundry Room/WC - FIRST FLOOR - 17' Principal Bedroom with Ensuite Shower/WC with Geberit and Jacuzzi fittings - 2 Further Double Bedrooms - Family Bath/Shower Room.

The property has in the past been affected by flooding.

OUTSIDE

A private driveway provides ample parking. The gardens are a particular feature of the property, predominantly lawn and with established tree, shrub and flower beds, there is a paved patio and raised deck with lovely views and a sweeping lawn leading down to the rivers edge. Garden Shed.

Beyond the garden lies the paddock with a Stable by Wadland Bros for three. The paddock again fronts the River Tiddy and has natural areas providing a haven for wildlife. The garden and paddock extend to about 3 acres.

EPC RATING - E, COUNCIL TAX BAND - C

Mains water and electricity. Private drainage to treatment plant.

The property benefits from flood mitigation measures however our client advises that the ground floor has experienced flooding.

DIRECTIONS

Using sat Nav - Postcode PL12 5BG



Heskyn Mill Cottage, Saltash, PL12

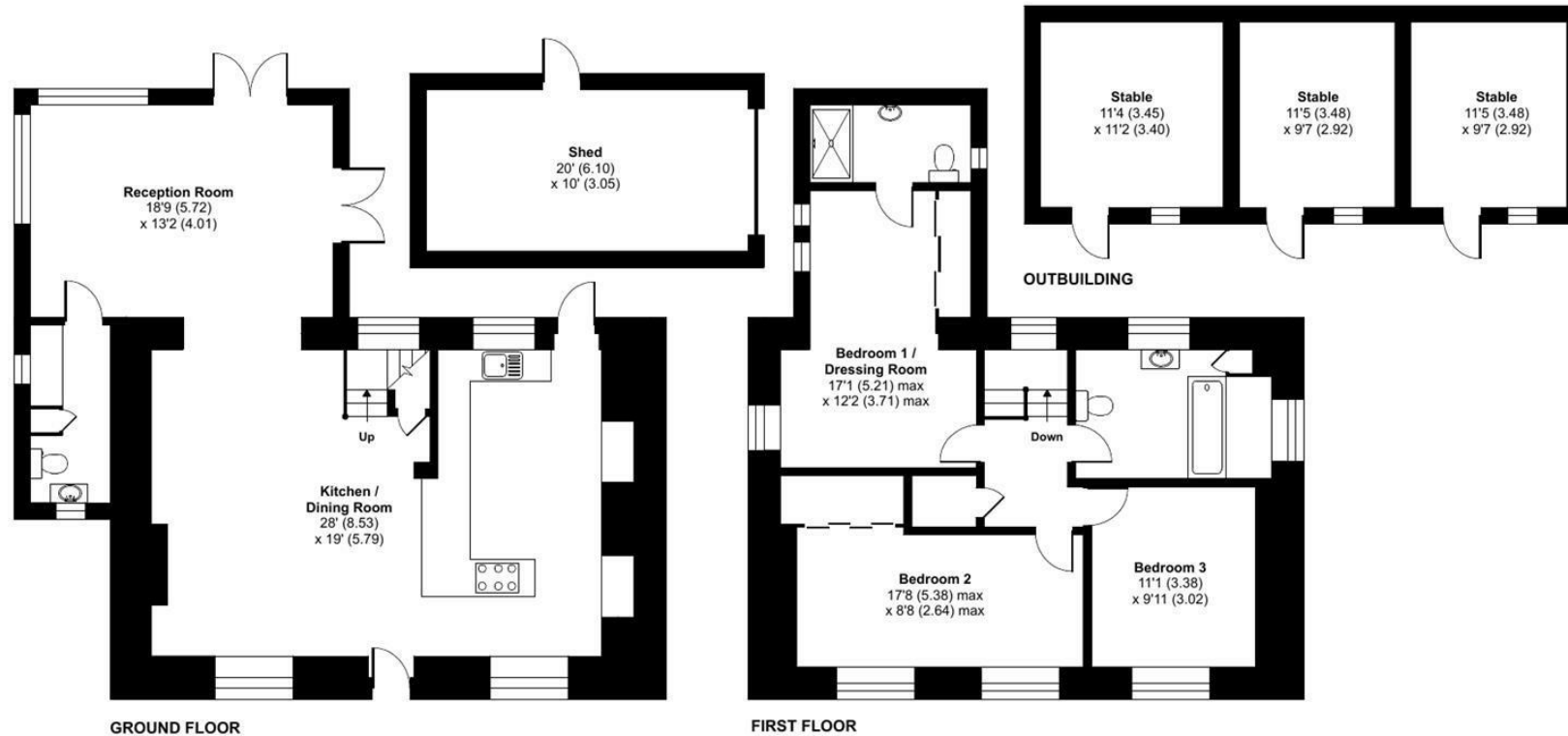
Approximate Area = 1619 sq ft / 150.4 sq m

Garage = 200 sq ft / 18.6 sq m

Outbuilding = 375 sq ft / 34.8 sq m

Total = 2194 sq ft / 203.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1140923

These particulars should not be relied upon.