

SCOTT  
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— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

3 BARTON MEWS, LANDRAKE, SALTASH, PL12 5BB

PRICE GUIDE £217,500





A beautifully presented village house with enclosed and south facing rear garden in a tucked away position within a short walk of the village centre. About 795 sq ft, Sitting/Dining Room, Conservatory, Kitchen, 2 Double Bedrooms, Family Bathroom, Allocated and Visitors Parking, Landscaped Rear Garden.

LANDRAKE VILLAGE CENTRE 200 YARDS, SALTASH 4 MILES, PLYMOUTH 10 MILES, SEATON BEACH 8 MILES



## LOCATION

3 Barton Mews in a convenient tucked away location within a short walk of the village amenities. Landrake itself lies in a remarkably unspoilt part of South East Cornwall close to the western edge of the Lynher Valley Area of Great Landscape Value, an area which is deeply rural and yet highly accessible.

Landrake offers a primary school (rated "outstanding by Ofsted), public house, village store/post office and a church. There is a Montessori Nursery at Tideford together with a renowned butchers and popular public house.

Nearby Treluggan Boatyard (3 miles) provides facilities for the yachting fraternity as does the Quay Sailing Club at St Germans (3 miles) and deep water moorings are available on the Rivers Tamar and Lynher. A bus route runs through Landrake linking it with Saltash and Plymouth.

Saltash has a wide range of shops (including a Waitrose on the northern outskirts), schools, a main line railway station (Plymouth to London Paddington 3 hours) and various other facilities including a sports and leisure centre and fascinating long water frontage to the tidal River Tamar.

The surrounding countryside of rolling farmland includes the unspoilt St Erney peninsula to the south, fronting onto the River Lynher, and the beaches of the South Cornish coast at Whitsand Bay are a short drive away. Fine golf courses in the area include the spectacular cliff top course at Portwrinkle and St Mellion International Golf Resort with its additional leisure facilities. Plymouth has a long and historic waterfront with notable restaurants and boutiques and a cross channel ferry port with regular services to France and Northern Spain.







#### DESCRIPTION

3 Barton Mews comprises a terraced village house (joined on one corner so feels semi-detached) which has been carefully looked after and improved by our clients. The property benefits from full double glazing and mains gas central heating (recent new boiler), in addition they have installed a new bathroom and the rear garden has been carefully landscaped to provide a comfortable and easy to maintain outdoor environment.

The accommodation extends to about 795 sq ft and briefly comprises as follows - GROUND FLOOR Canopy Porch - Reception Hallway - 20' Dual Aspect Sitting/Dining Room with door to - 17' Conservatory - 10' Kitchen - FIRST FLOOR - 2 Double Bedrooms (one with built in wardrobes) - Family Bathroom having bath with twin head shower over.

#### OUTSIDE

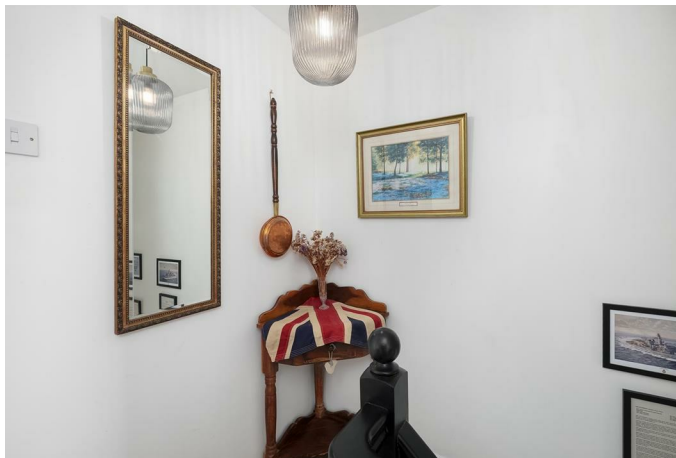
Barton Mews is a private development of just 5 properties creating a secluded traffic free environment close to the village centre. The level courtyard at the front provides allocated parking for 1 car but with ample visitors parking. The level front lawn has colourful flower beds. The enclosed rear garden has a lovely south aspect and comprises level lawn and large paved patio perfect for barbecues and al-fresco dining, a pedestrian gate gives access to the rear service path.

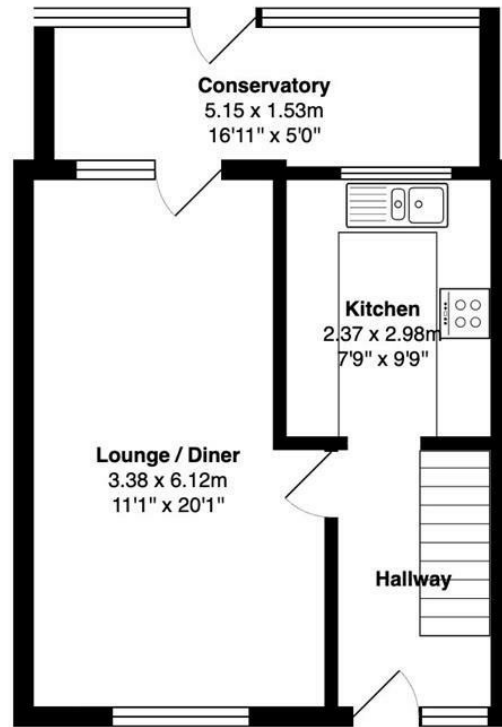
EPC RATING - C, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity, drainage and gas.

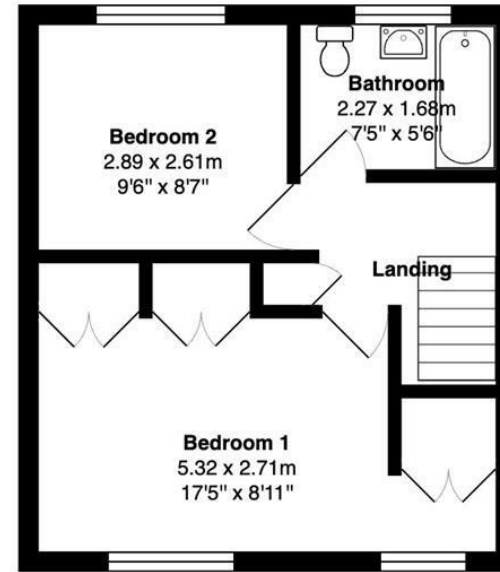
#### DIRECTIONS

Using Sat Nav - Postcode PL12 5BB





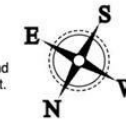
**Ground Floor**



**First Floor**

Total Approximate Area - 73.8 m<sup>2</sup> ... 795 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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These particulars should not be relied upon.