



HIGHER WOOLATON
GUIDE PRICE £625,000

Restored Grade II Listed Farmhouse on Edge of St Mellion Estate
SALTASH

MILLER TOWN & COUNTRY
exp UK



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Higher Woolaton

- » Restored Grade II Farmhouse
- » Kitchen/Diner
- » Separate Utility Room and Downstairs WC
- » Large Living Room
- » Three Double Bedrooms
- » Luxury Bathroom
- » Rear & Side Gardens
- » Driveway for Multiple Cars



The Property

Set on the edge of the St Mellion estate offering a glimpse of the lake, and forestry in the far distance. This beautifully presented stone farmhouse has undergone a full restoration in its current ownership and is full of re-discovered original features and sympathetic modern touches throughout. From solid oak doors and floors to slate floors and window ledges, to nooks and granite mantel pieces, and reclaimed yew worksurfaces, all combined to create a warm welcoming home connected to its surroundings.

Accommodation

Once through the stable doors, you are greeted by the warmth of the log burner and space for a comfy sofa in the snug providing the perfect space to take off muddy shoes and coats. The bespoke kitchen with its slate floors wraps around the corner into the dining room creating the social hub of the house, the perfect space for entertaining or hosting a family summit, all overlooking the pretty side gardens. There is plenty of storage and worksurface, an eye level double oven and induction hob working alongside the Rayburn and a butler sink set within a polished slate surface and drainer. The large boot room/utility room is adjacent and easily accessible from the front door with potential to convert into a second bathroom in addition to the existing downstairs WC if required. The spacious living room gives a grand feel with an imposing fireplace and log burner, warm solid oak flooring and double doors leading to the rear garden. Upstairs the curved landing leads to three double bedrooms, of all different shapes and outlooks over the surroundings, and a bathroom with a slipper bath and separate shower unit.





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Outside

The driveway, edged by flower beds and stone seating areas, lead past the log store onto the rear garden, with its lawns, sheltered patios, and mature shrubs and plants, along with a a large wooden shed. The path leads around to the side of the house, where there is a pretty garden with further grassed areas and flower beds, and a second sheltered patio.

Location

St Mellion is a sought-after village set in the picturesque countryside of south east Cornwall, close to the Devon border. Surrounded by rolling farmland and wooded valleys, it offers an attractive rural setting while remaining conveniently positioned for access to nearby towns and transport links. It is particularly renowned for the prestigious St Mellion Estate, home to an acclaimed golf course, leisure facilities and hotel. The village of St Mellion is within an easy walk and hosts the recently restored 'local' The Coryton Arms along with the local village primary school. Everyday amenities can be found in the nearby market town of Saltash, offering a wide range of shopping, schooling and transport connections, including mainline rail services.







KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  Driveway
-  Listed
-  Heating: Oil
-  Utilities: Mains electric, water and drainage
-  Restrictions: Mineral rights - see title
-  Easements, Wayleaves: Yes - see title
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: Some outline planning has been granted on areas surrounding the Golf Course
-  EPC Rating: Exempt
-  Council Tax Band: F
-  Tenure: Freehold
-  Broadband: ADSL *Per Ofcom
-  Mobile Signal: Variable to good. *Per Ofcom
-  Not suitable for wheelchair users

Agent's Notes

ROA access granted over St Mellion owned Land.

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VIEWING:

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