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74 LOWER FAIRFIELD, ST. GERMAN'S, SALTASH, PL12 5NH

PRICE GUIDE £435,000





Commanding a stunning panorama over the tidal waters of the idyllic Polbathic Lake, the River Tiddy and the unspoilt landscape of the Lynher Valley, a detached south facing bungalow with level access, generous gardens and delightfully positioned in an established residential setting on the edge of the prized village of St Germans. About 1131 sq ft, Porch, Lobby, 23' Open Plan Living Room/Kitchen, Laundry Room/WC, 2 Double Bedrooms, Ensuite Wetroom Shower/WC, Bathroom, Driveway Parking, Garage, Patio and Enclosed Garden, Designed with care to enable occupation by those with mobility issues.

SAILING CLUB/WATERFRONT 0.5 MILE, RAILWAY STATION 300 YARDS, SALTASH 8 MILES, WHITSAND BAY 5 MILES, PLYMOUTH 14 MILES



LOCATION

The historic and prized village of St Germans stands adjacent to the River Lynher in a Conservation Area and within the Tamar Valley Area of Outstanding Natural Beauty. Facilities include a mainline railway station (Plymouth to London Paddington 3 hours), community shop/post office, primary school (Ofsted rated "Good"), doctors' surgery, church, public house, wine bar/restaurant and a sailing club with quay and long frontage to the River Lynher. There is also a Montessori Nursery at Tideford,

St Germans is also home to the beautiful Port Eliot Estate, the Estate opens it's doors to the public for various events throughout the year and has a fabulous Grade 1 Listed Priory and House with gardens and parkland by the renowned landscape gardener Humphrey Repton.

A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts. St Mellion International Golf Resort (10 miles) offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant.

The city of Plymouth has a historic waterfront with a ferry port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are within a short drive and provide boundless leisure opportunities. International flights are available from Newquay (36 miles) and Exeter (57 miles). The fabulous harbour side town of Fowey lies 22 miles to the west and the famous surfing beach of Polzeath is within about a one hour drive.







DESCRIPTION

74 Lower Fairfield comprises a detached and south facing bungalow in a most coveted location overlooking the Lynher Valley. Properties of this nature in this location rarely become available and we encourage your early enquiry. In recent years the property has been improved and modified to enable occupation by those with mobility issues - in particular the property can be used by people who rely on mobility scooters or motorised wheelchairs with an electric remote controlled entrance door with no threshold, french doors to the patio with no threshold, a superb wetroom off the master bedroom and a cleverly laid out open plan kitchen/living room. The second bedroom has it's own bathroom/wc enabling occupation by a full or part time carer. The property has full double glazing and oil fired central heating.

The accommodation extends to about 1131 sq ft and briefly comprises - Lobby - 15' Well equipped Kitchen/Dining Room with wide opening to 15' Sitting Room with French doors to the patio and super views - 14' Master Bedroom with views and Ensuite Wetroom Shower/WC - 2nd Bedroom (also a Double) with Bathroom - Laundry Room with Cloakroom/WC off.

OUTSIDE

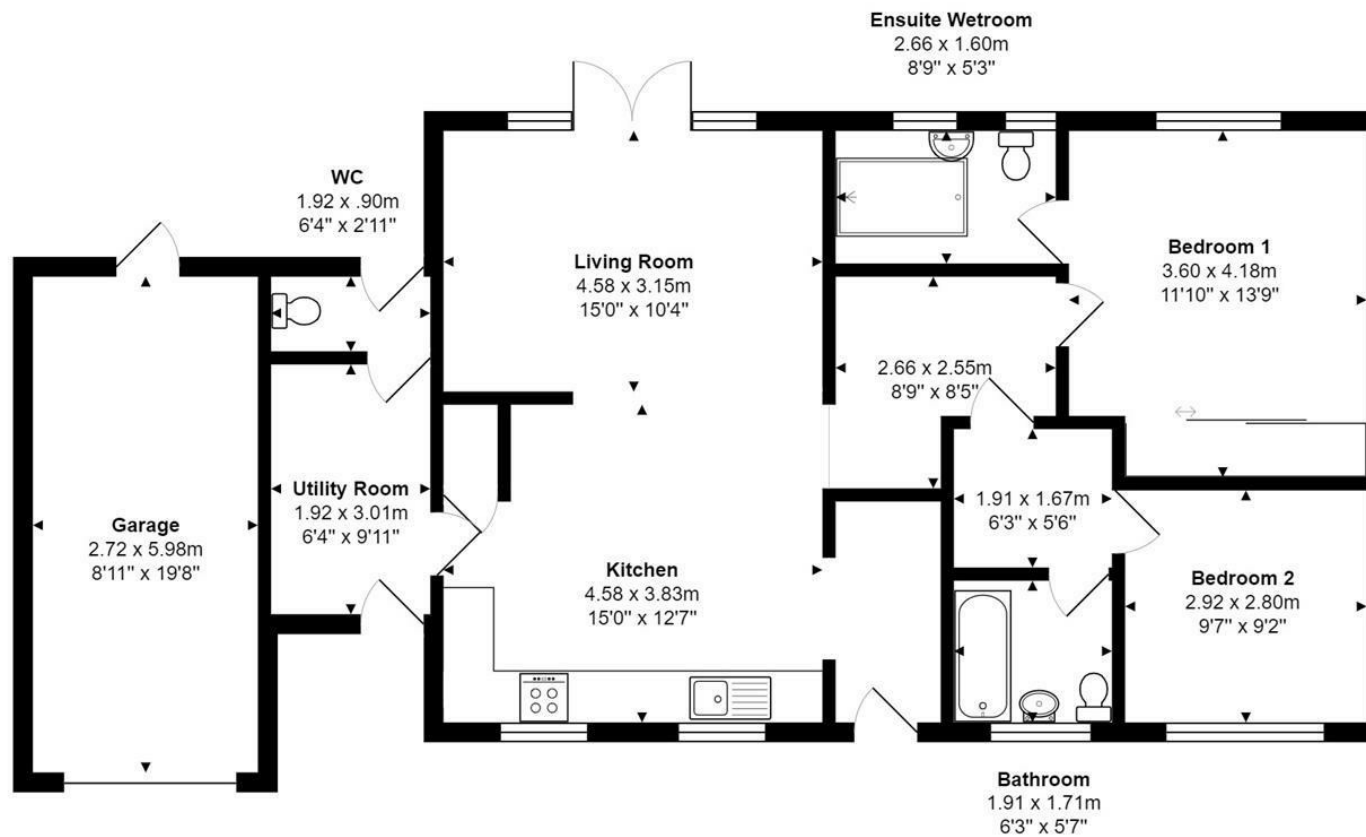
The property is approached over a level drive providing parking and leading to the garage. There is a front lawn and at the rear an enclosed and south facing garden enjoys uninterrupted views over farmland, the river and the unspoilt landscape of the Lynher Valley. The garden is level lawn with a paved patio immediately adjacent to the bungalow, shrub beds and a summer house strategically positioned to take advantage of the views.

EPC RATING - E, COUNCIL TAX BAND - D

DIRECTIONS

Using Sat Nav - Postcode PL12 5NH





Total Approximate Area - 105.1 m² ... 1131 ft²

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.