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NO SUCH PLACE NEAR LANDRAKE, SALTASH, PL12 5AH

OFFERS OVER £750,000





A detached barn conversion of immense character in a peaceful rural setting on the edge of the Lynher Valley and set within about 1.5 acres of gardens and grounds. About 1503 sq ft, Sitting/Dining Room, Kitchen, Snug, Cloaks/WC, 3 Double Bedrooms (2 Ensuite), Family Bathroom, Established Gardens, Private Driveway Parking, Large Garage/Workshop (360 sq ft), Outdoor Kitchen, PP for further Double Garage.

LANDRAKE 1 MILE, SALTASH 5 MILES, PLYMOUTH 10 MILES, TAVISTOCK 15 MILES, FOWEY 30 MILES, EXETER 54 MILES

LOCATION

No Such Place 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 China Fleet Country Club set in 180 acres of exquisite countryside which is one of the South West's leading country clubs, the spectacular cliff top course at Portwrinkle and of course 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. In addition there are various marinas providing opportunities for the yachtsmen to explore the sheltered waters of the Rivers Tamar and Lynher together with Plymouth Sound and beyond.



DESCRIPTION

No Such Place comprises a detached barn conversion, carefully converted and incorporating various handbuilt, bespoke and reclaimed features to create a truly unique country residence which perfectly balances character and modern fittings to provide a comfortable family home. The property benefits from full double glazing and oil fired central heating.

There is the potential for the provision of further accommodation as a certificate of lawfulness was granted on 23rd February 2022 for the siting of a caravan (Berts Box) for ancillary residential use in the former sand school under application number - PA21/12688. In addition extant permission exists for the construction of a double garage under application number - PA15/05836 These permissions can be viewed online by visiting the Cornwall Council Planning Portal and quoting the application numbers provided.

The accommodation extends to about 1503 sq ft - **GROUND FLOOR** - Reception Lobby - 29' Sitting/Dining Room with wood burner and French doors to garden - Kitchen with French doors to garden - 17' Snug with fireplace and French doors to garden - Cloakroom/WC - **FIRST FLOOR** - 17' Principal Bedroom (1) with Juliet Balcony and Ensuite Shower/WC - Double Bedroom (2) with vaulted ceiling, Ensuite Shower/WC and French doors to feature bridge access to garden - Further Double Bedroom (3) - Family Bathroom with feature claw and ball foot bath.

OUTSIDE

Gated entrance to walled courtyard area, gravelled and providing ample parking for many cars including space for motorhome/caravan etc. There is a large garage/workshop of about 360 sq ft with mezzanine storage, in addition permission exists for the construction of a further double garage. From here a tarmac drive leads down to the former sand school which has permission for an ancillary residential caravan.

The gardens are a particular feature with a small paddock area and formal gardens adjacent to the house with sweeping lawns, paved patio and colourful flower and shrub beds. An outdoor kitchen provides shelter and shade and is perfect for barbecues and entertaining. A superb bridge feature connects the house with the higher part of the garden and there is also a fascinating spring fed water feature.

EPC RATING - C, COUNCIL TAX BAND - D

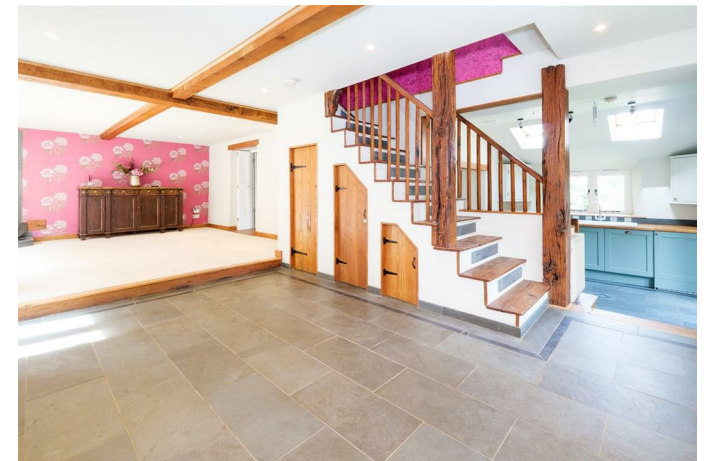
SERVICES - Mains water, electricity and private drainage. There is also a borehole water supply (currently not filtered).

The neighbour at Higher Penquite has their drainage in the roadside paddock with the necessary easements for maintenance access.

DIRECTIONS



Using Sat Nav - Postcode PL12 5AH - the property will be found on the left hand side.







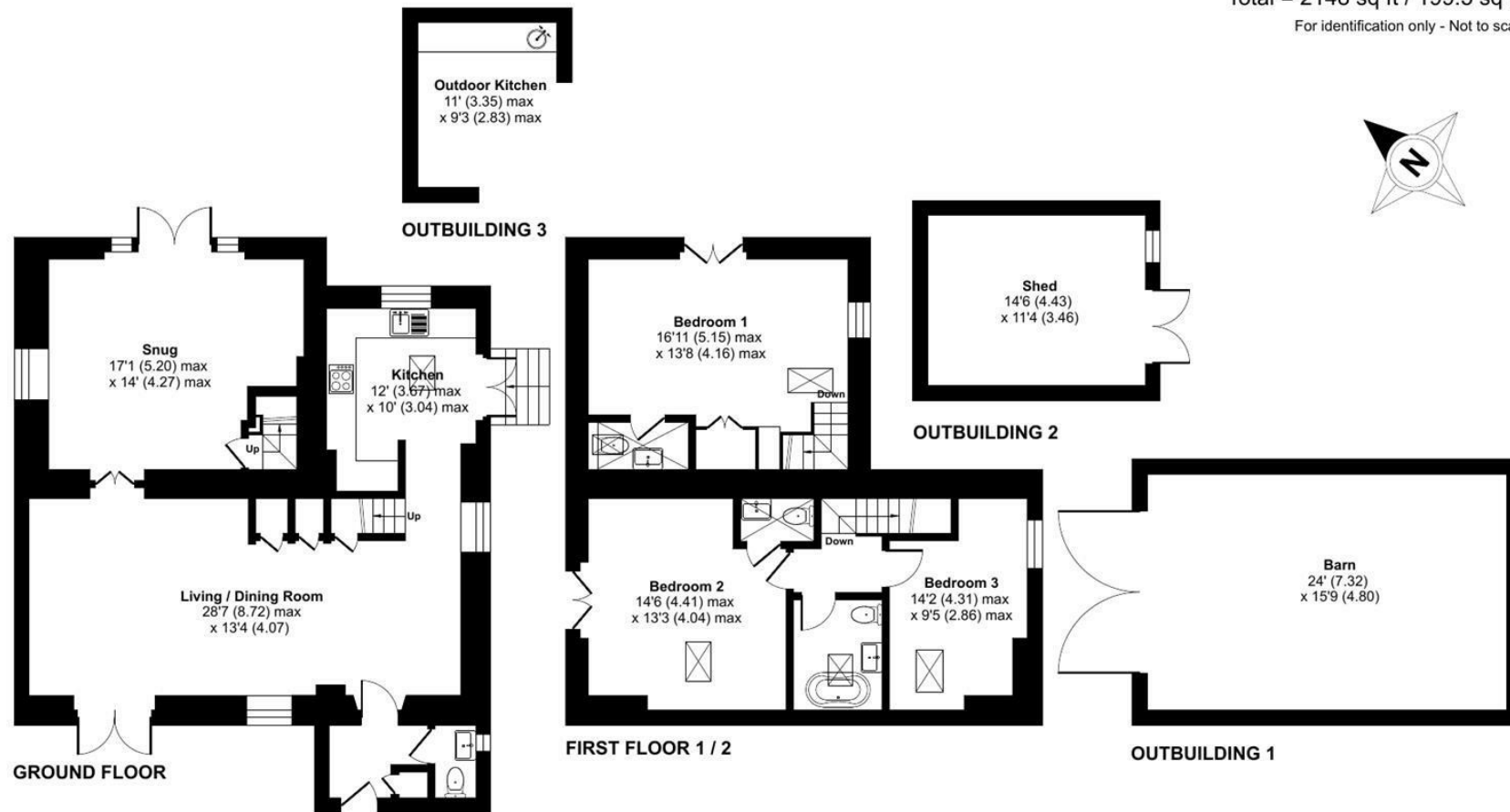
No Such Place, Saltash, PL12

Approximate Area = 1503 sq ft / 139.6 sq m

Outbuildings = 645 sq ft / 59.9 sq m

Total = 2148 sq ft / 199.5 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). © nichecom 2026. Produced for Scott Parry Associates. REF: 1498520

These particulars should not be relied upon.