



# Falcon

01752 600444

## 6 Tannery Court

Burraton Coombe, Saltash, PL12 4XB

£280,000





## In Brief

### A Truly Unique Grade II Listed former Tannery with Stunning Vaulted Living Space & Character

|                        |                                                 |                    |                               |
|------------------------|-------------------------------------------------|--------------------|-------------------------------|
| <b>Reception Rooms</b> | Fabulous large living room with vaulted ceiling |                    |                               |
| <b>Bedrooms</b>        | 2 beautiful double bedrooms                     |                    |                               |
| <b>Heating</b>         | Gas central heating                             | <b>Parking</b>     | Garage plus parking in front. |
| <b>Area</b>            | 1201 sq ft                                      | <b>Council Tax</b> | C                             |
| <b>Tenure</b>          | Freehold                                        |                    |                               |

## Description

Falcon are delighted to offer this fabulous Grade II listed former tannery home, set within the historically fascinating Tannery Court, Burraton Coombe. Once part of Saltash's thriving Victorian tanning industry, the former tannery buildings were converted into homes around 1990, creating a unique blend of heritage and contemporary living. Beautifully presented throughout, the accommodation comprises an entrance vestibule, inner hallway, modern kitchen/diner and ground-floor shower room. Upstairs are two generous double bedrooms and a stylish family bathroom. The real showstopper is the spectacular top-floor living space, boasting a vaulted ceiling with exposed beams, Juliet balcony, elevated storage and an abundance of natural light. Outside, there is a pretty front garden, plus a single garage with eaves storage and parking in front. Gas central heating and double glazing add further appeal. Enjoying a peaceful setting with a lovely rural feel, the property is within walking distance of Forder Creek and Tincombe Park, yet only around six minutes' drive from Saltash town centre and its amenities. Plymouth is also easily accessible across the River Tamar. A truly individual home combining historic character with stylish modern living. Early viewing is highly recommended!

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## Floor Plans

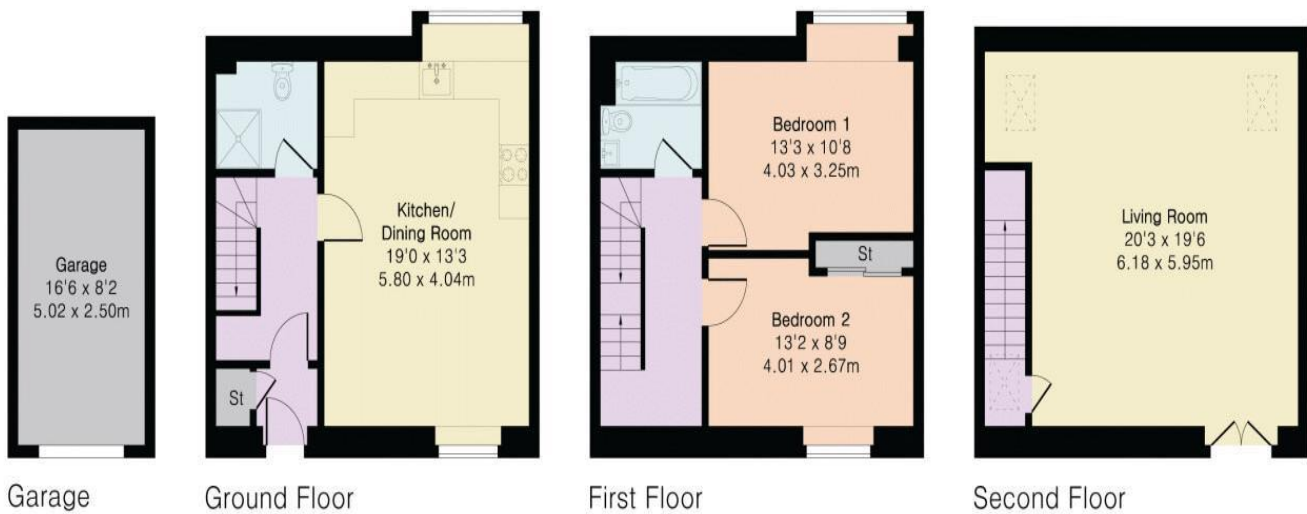
### Approximate Gross Internal Area 1201 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 399 sq ft – 37 sq m

Second Floor Area 400 sq ft – 37 sq m

Garage Area 135 sq ft – 13 sq m



## Fixed Price Conveyancing

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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

