

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 1, THE CAMPION KELLI LOWARTH, TREMATON, SALTASH, PL12 4FJ

£485,000





**PLOT 1 - NOW SOLD - ONLY TWO REMAINING!! - ADJACENT TO THE TAMAR VALLEY AREA OF OUTSTANDING NATURAL BEAUTY AND ONLY 2 MILES FROM FORDER CREEK - An exclusive development of just five individual detached bungalows on generous and level plots by a local developer renowned for delivering first class homes in enviable settings.**

**FORDER CREEK 2 MILES, SALTASH 2 MILES, PLYMOUTH 9 MILES, EXETER 52 MILES, WHITSAND BAY 10 MILES**

**DESCRIPTION**

Lowarth Grove comprises a small and exclusive development of just five bungalows each on generous and level plots. The **Campion** is a new home designed to provide comfortable living accommodation with energy saving features including double glazing, air source heat pump serving underfloor heating, solar pv and an ev charger with a Predicted Energy Assessment rating of A.

**PLOT 1-** The accommodation extends to about 979 sq ft or 91 sq m and will briefly comprise - Canopy Porch - Reception Hall - Dual Aspect Kitchen/Dining Room with French doors to garden - Sitting Room - Principal Bedroom with Ensuite Shower Room/WC - 2 Further Bedrooms - Family Bathroom having bath with shower over.

The Double Garage has an up and over door and pedestrian door to rear. Front garden - turfed, Rear Garden with Paved Patio and ample space for the creation of a wonderful level garden enclosed by traditional hedging on two sides.



The Kitchen - U-Shaped kitchen with fitted soft closing wall and base units and Duropal worktop and matching up stand, (currently there is availability of choices for the kitchen and work top). Under unit LED lighting. Integrated appliances to include fridge/freezer, induction hob with concealed extractor above and stainless steel splashback and stainless steel tall electric double fan oven, dishwasher and washing machine. One and half bowl stainless steel sink unit with drainer. Tiled flooring.

## LOCATION

The picturesque rural hamlet of Trematon lies only 2 miles from the waterside hamlets of Forder and Antony Passage both of which adjoin the wide tidal Lynher River estuary. This is a waterway frequented by a variety of pleasure craft with Plymouth Sound just over 4 miles distant by boat and the River Tamar navigable for about 10 miles upstream.

Trematon is a charming hamlet only 2 miles from the superb riverside town of Saltash.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. Set within a sheltered wooded valley the unspoilt hamlets of Trehan and Forder enjoy immediate access to open countryside including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club.

Easy access is gained to Saltash's bustling town centre, the main line railway station (Plymouth to London Paddington 3 hours) and the Waitrose store on its northern outskirts. The A38 provides easy access to Truro in the west and Plymouth or Exeter in the east. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.

PEA RATING - A, COUNCIL TAX BAND - TBC

SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL12 4RU

## NOTE

Particulars include CGI visuals for the street scene and lifestyle images of the locality including The St Mellion



International Golf Resort, Saltash Waterfront, Whitsand Bay, Forder Creek and the River Lynher, Looe Beach and the Banjo Pier.







## Plot 2, Lowarth Grove

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft

Garage = 32.0 sq m / 344 sq ft

Total = 123.0 sq m / 1323 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190192)

These particulars should not be relied upon.