

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

16 DUNSTAN LANE, ST. MELLION, SALTASH, PL12 6UE

PRICE GUIDE £1,050,000





A fabulous and stylish contemporary home set within the prestigious St Mellion International Golf Resort, with two lifetime leisure memberships and views over the beautiful landscape of the Nicklaus Signature Course. About 3143 sq ft, Reception Hall, Stunning Open Plan and Bespoke Living Room/Kitchen, Sitting Room, Dining Room, Cinema/Media Room, Study, Laundry/Pantry, Cloakroom/WC, 4 Double Bedrooms (2 Ensuite), Shower Room/WC, Extensive Driveway Parking, Gardens with Large Sun Terrace and Barbecue Hut (by negotiation), Zappi EV Charger Point.

SALTASH 7 MILES, PLYMOUTH 13 MILES, WHITSAND BAY 14 MILES, CARGREEN YACHT CLUB 6 MILES, FOWEY 28 MILES, EXETER 56 MILES

#### LOCATION

This is one of the most enviable golf locations in the south of England, set within the golf resort itself, 16 Dunstan Lane lies only a short walk from the many facilities and amenities of the resort. St Mellion International Resort is a unique blend of contemporary style, exceptional facilities, true golfing heritage and wonderful Cornish hospitality. This is a modern resort on a scale that allows it to offer an exceptional range of high quality sporting, relaxation and dining facilities, delivered to a consistently high standard.

Set in 450 acres of stunning Cornish countryside, the resort offers an AA 4 star hotel together with two championship golf courses, namely the Kernow Course and Jack Nicklaus Signature Course, both with European Tour pedigree.

St Mellion lies within easy driving distance of the A38, with the town of Saltash having a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours). The beautiful countryside of the Tamar Valley is in close proximity and obtained World Heritage Status in 2006 with its rich and diverse landscape. The City of Plymouth lies within a short drive and boasts a wide range of shopping, educational (including independent schools) and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

The long extensive beaches of Whitsand Bay are within easy driving distance as are the famous North Coast surfing beaches along with the culinary delights of Padstow and Rock and visitor attractions including the Eden Project and the Lost Gardens of Heligan.



## DESCRIPTION

16 Dunstan Lane comprises a stunning home presented to a fantastic contemporary standard throughout.

During our clients ownership the property has been carefully improved and extended and now offers stylish accommodation creating the perfect home in one of the UK's most coveted golf locations. Features include full double glazing, mains gas central heating, Daikin air conditioning (hot, cold and humidity), hard wired ethernet cabling, bespoke kitchen, fitted office and superb cinema/media room and modern bath/shower rooms amongst many others.

The accommodation extends to about 3143 sq ft (291.9 sq m) and briefly comprises - GROUND FLOOR - Reception Hall - 22' Sitting Room with Stovax wood burner and French doors to terrace - Stunning 29' Open Plan Kitchen/Dining/Family Room, a beautifully fitted bespoke kitchen of high quality providing informal dining and wonderful entertaining space with wide sliding doors to the terrace - 15' Dining Room - Laundry - Cloakroom/WC - 18' Cinema/Media Room - FIRST FLOOR - 22' Principal Bedroom with Luxurious Ensuite Shower Room - 3 Further Double Bedrooms (1 with Ensuite Bathroom) - Family Shower Room/WC.

## OUTSIDE

The private driveway provides ample parking and benefits from a Zappi EV charger point.

The established gardens are lawn at the front with mature shrub and flower beds. The rear garden has a large sun terrace spanning across the width of the house with wide patio doors allowing a seamless transition between the inside and outside, and providing excellent entertaining space with sheltered sunken garden feature. The purpose built barbecue hut (by Barbecue Lodges of Taunton) is available by negotiation. Beyond the terrace there is a further area of sloping garden with mature trees and shrubs and fronting onto the 6th fairway of the Nicklaus Course. There are various sheds providing useful storage.

EPC RATING - TBC, COUNCIL TAX BAND - G  
SERVICES - Mains water, electricity, drainage and gas.

BROADBAND - 1GB Ultrafast Broadband.

## MANAGEMENT CHARGE

We understand that there is a charge of £XXX per annum covering the cost of ????????????

## DIRECTIONS

Using Sat Nav - Postcode PL12 6UE



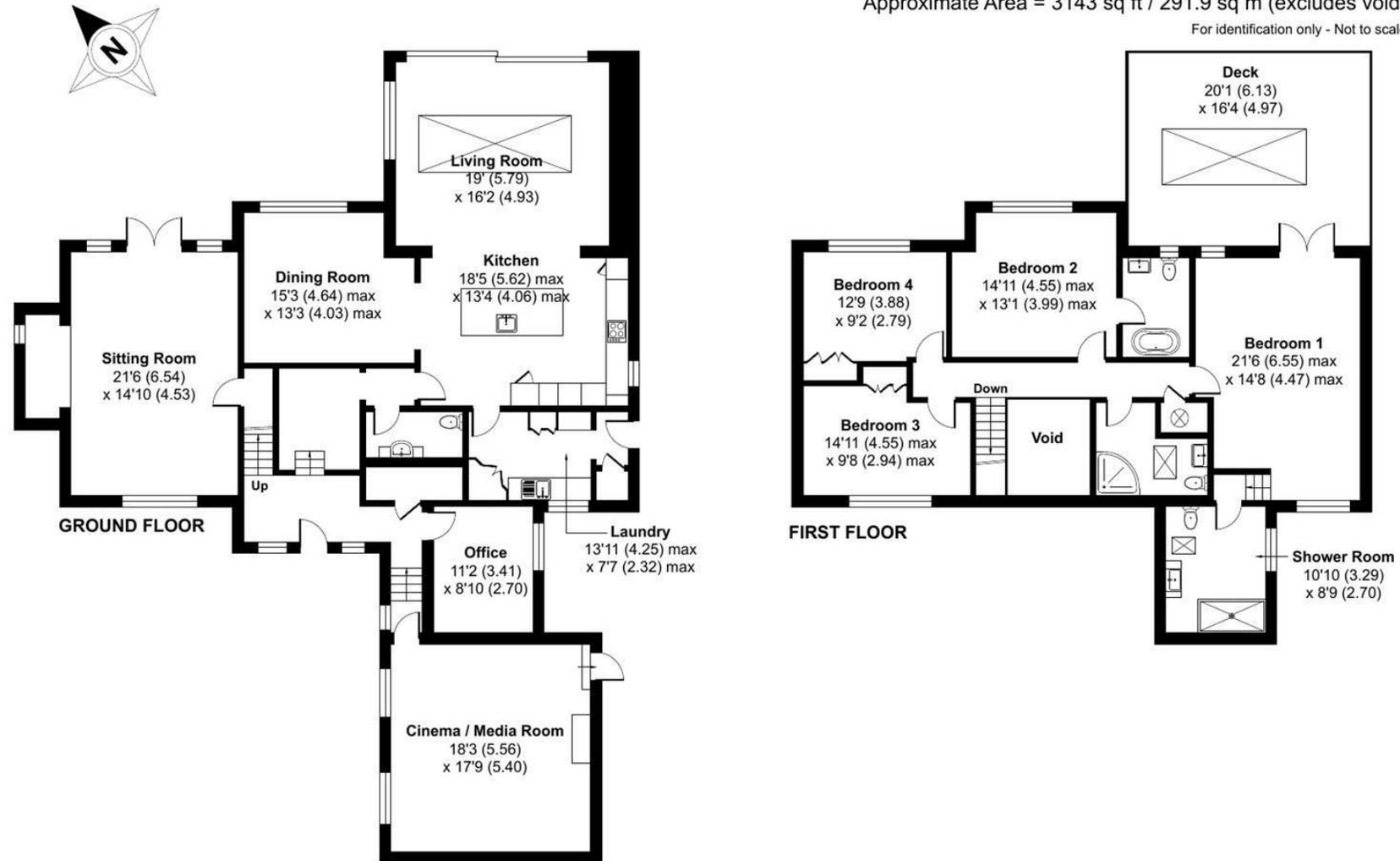




# Dunstan Lane, St. Mellion, Saltash, PL12

Approximate Area = 3143 sq ft / 291.9 sq m (excludes void)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1401936

These particulars should not be relied upon.