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HEDGEROW COTTAGE, POUND HILL, LANDRAKE, SALTASH, CORNWALL, PL12 5EN

OFFERS IN EXCESS OF £625,000





A stunning contemporary house of exceptional quality with excellent energy saving features, thoughtfully laid out and carefully designed to capitalise on the beautiful views across the Lynher Valley to the foothills of Dartmoor. About 2255 sq ft, 21' Sitting Room, 17' Dining Room, 18' Kitchen/Breakfast Room, Study Area, 16' Orangery, Luxury Master Bedroom with Ensuite Bath/Shower Room and Canopied Balcony, 2 Further Double Bedrooms, Family Bath/Shower Room, Ample Driveway Parking, Double Garage (361 sq ft) with Lean To Store, Ground Source Heat Pump serving Underfloor Heating, Solar Thermal and Rainwater Harvesting, Summerhouse with Hot Tub, Decked Terrace and Large Gardens of about 0.49 Acre.

LANDRAKE VILLAGE CENTRE 300 YARDS, SALTASH 4 MILES, PLYMOUTH 10 MILES, SEATON BEACH 8 MILES, TRURO 45 MILES, EXETER 52 MILES

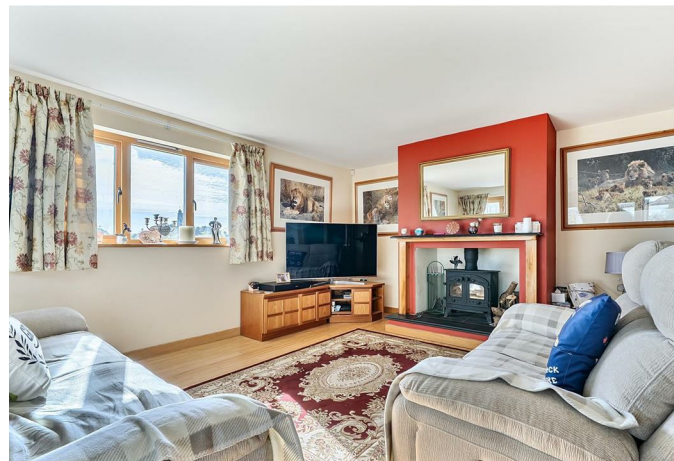
LOCATION

Hedgerow Cottage 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 spectacular cliff top course at Portwrinkle and 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. The major cities of Exeter and Truro are also within daily commuting range.



DESCRIPTION

Hedgerow Cottage comprises a cool contemporary house which has been constructed with great care and imagination by our client, designed to take full advantage of the amazing views and incorporating various energy saving features including Argon gas filled double glazing, ground source heat pump with underfloor heating and high levels of insulation to provide an energy performance rating of C. The recent addition of a triple aspect orangery and large double garage with lean-to store serve to compliment and enhance the appeal and versatility of this stunning property.

This luxurious home offers generously proportioned accommodation well suited to family living and our clients' careful attention to detail is evident throughout the property. Features include bamboo flooring, Ash windows and doors, solar thermal (water) and rainwater harvesting amongst others. In addition the property benefits from private drainage (shared with 3 others with 25% maintenance cost of about £50 per annum).

The accommodation extends to about 2255 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch to Reception Hall with Study Area and staircase off - Cloakroom/WC - 21' Dual Aspect Sitting Room with Villager wood burner and wide folding doors providing a seamless transition into the - 16' Triple Aspect Orangery with views and two pairs of French doors to the Sun Terrace - 17' Dual Aspect Dining Room with Villager woodburner - Rear Lobby with storage cupboards - 18' Triple Aspect Kitchen/Breakfast Room with slate floor - FIRST FLOOR - 14' Luxurious Master Bedroom with Ensuite Bath/Shower Room and wide folding doors to a 51 sq ft Canopied Balcony - 2 Further Double Bedrooms - Family Bathroom.

Each of the principal rooms have pleasant views across the village and rural landscape.

OUTSIDE

The property is approached over a private drive owned by Hedgerow Cottage (3 other residential properties use the drive, there are no maintenance contributions) leading to a large parking/turning area for many cars and ample space for caravan/motorhome etc. Our client has in recent years completed a fantastic Double Garage/Workshop of spacious proportions 19' x 19'3" with corresponding loft over and also with a very useful Lean-To Store 18'1" x 7'3".

Immediately adjacent to the house there is a large decked sun terrace of about 420 sq ft providing fabulous outdoor entertaining and al-fresco dining space, there is also a Summerhouse/Leisure Room with Hotsprings 5 Person Hot Tub. Beyond lies a long lawned garden with various established trees and shrubs. The plot extends to about 0.49 acre.



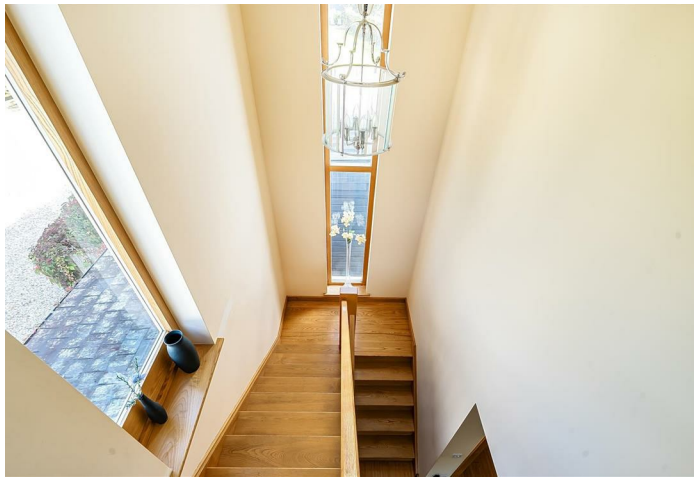
EPC RATING - C, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Full double glazing. Ground source heat pump serving underfloor heating.

DIRECTIONS

Using Sat Nav - Postcode PL12 5EN







Hedgerow Cottage, Pound Hill, Landrake, Saltash, PL12



Approximate Area = 2225 sq ft / 206.7 sq m

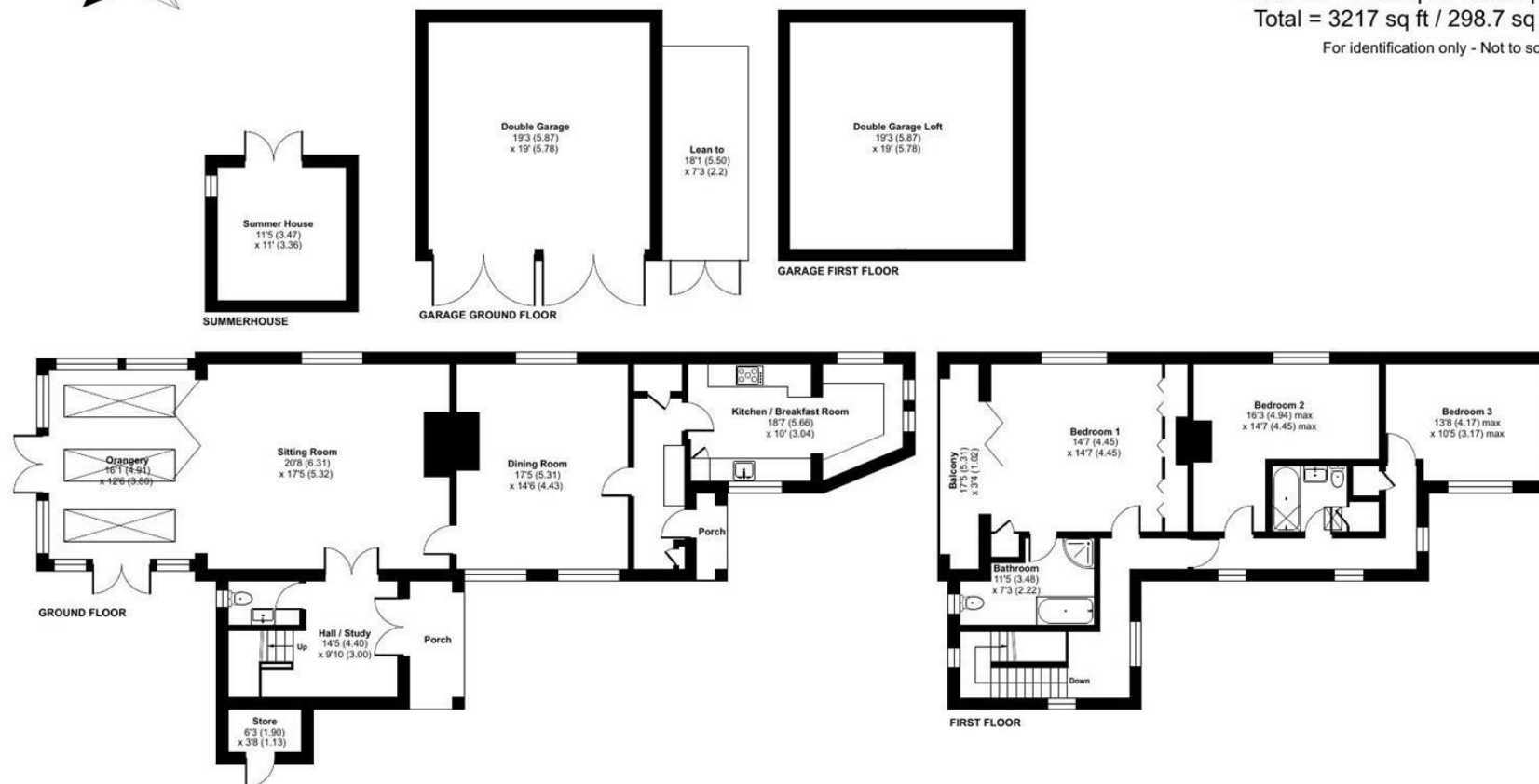
Double Garage and Loft = 730 sq ft / 67.8 sq m

Summerhouse = 148 sq ft / 13.7 sq m

Lean To = 114 sq ft / 10.5 sq m

Total = 3217 sq ft / 298.7 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1528723

These particulars should not be relied upon.