



LANG TOWN
& COUNTRY

Riverhill House, Landulph, Saltash, Cornwall, PL12 6ND

LANG TOWN
& COUNTRY
SALES

Guide Price £650,000



Spacious, stylish and exceptionally well equipped, this outstanding detached home offers the perfect blend of modern family living and village lifestyle. Beautifully renovated throughout and benefiting from generous wraparound gardens, of circa 0.36 of an acre, extensive garaging and an impressive EPC B rating, the property represents a rare opportunity to acquire a turnkey home in the sought-after parish of Landulph, close to the sailing and riverside amenities of nearby Cargreen. Further enhanced by solar panels, underfloor heating in the kitchen, shower room and en-suite, solid oak staircase and flooring throughout; and also available with no onward chain, this is a home perfectly suited to modern family living.

The accommodation is both spacious and versatile, with the ground floor centred around an impressive open-plan lounge and dining room creating a wonderful space for everyday living and entertaining. A bright sun room provides an additional reception space and enjoys an outlook over the gardens, while the contemporary kitchen is complemented by an adjacent breakfast room, utility area and cloakroom. A further reception room offers excellent flexibility and is ideally suited as a home office, study or fourth bedroom.

Upstairs, there are three generous double bedrooms, including a principal bedroom with en suite facilities, together with a stylish family shower room. Throughout the home, the quality of the renovation is evident, with modern finishes and thoughtful improvements creating a property ready for immediate occupation.

A particular highlight is the substantial triple garage, providing exceptional space for vehicle storage, workshop use or hobbies. Benefitting from power and water connections, a useful mezzanine storage area and an external WC, making it an incredibly practical addition to the property. A detached carport and extensive driveway parking further enhance the appeal.

Outside, the level gardens wrap around the property and provide a wonderful setting for both relaxation and entertaining. Predominantly laid to lawn with well-positioned patio areas, the gardens enjoy west, south and east-facing aspects, ensuring sunlight throughout the day. A beautiful mature wisteria creates a stunning focal point and adds seasonal colour and character to this attractive outdoor space.

Landulph is a highly regarded rural parish in South East Cornwall, renowned for its strong community spirit, attractive countryside and excellent accessibility. The village is home to the well-regarded Landulph Under 5's and Landulph Primary School, both of which enjoy an excellent local reputation. Nearby Cargreen, situated on the River Tamar, offers a popular sailing club, picturesque riverside walks and a thriving waterside community. Saltash provides a comprehensive range of shopping, leisure and educational facilities, together with mainline rail services, while the A38 offers convenient links to Plymouth, Cornwall and beyond. Combining village charm with everyday convenience, Landulph remains one of the area's most desirable residential locations.

Services:

- Electric Heating
- Mains Electricity
- Mains Water
- Private Drainage: Multi-Chamber Soakaway System

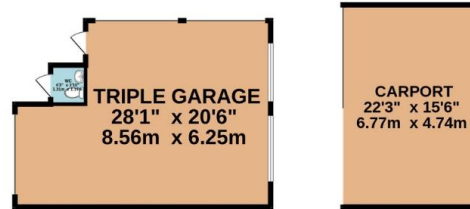
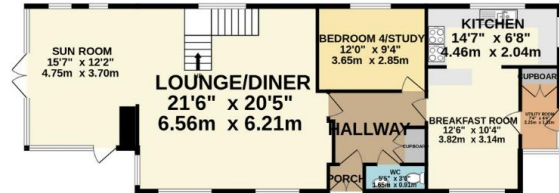


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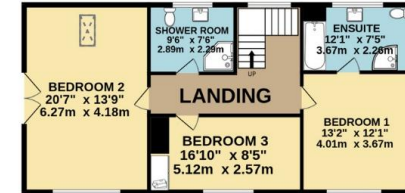
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GROUND FLOOR
1972 sq.ft. (183.2 sq.m.) approx.



1ST FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 2836 sq.ft. (263.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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