

SCOTT
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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

26 LOWER FAIRFIELD, ST. GERMAN'S, SALTASH, PL12 5NH

GUIDE PRICE £400,000





A beautiful detached bungalow with generous gardens and delightfully positioned in an established residential setting on the edge of the prized riverside village of St Germans. About 896 sq ft, Porch, 23" Open Plan Living/Dining Room, Kitchen, 3 Bedrooms, WC, Shower Room, Driveway Parking, Garage, Patio and Enclosed Garden.

SAILING CLUB/WATERFRONT 0.5 MILE, RAILWAY STATION 300 YARDS, SALTASH 8 MILES, WHITSAND BAY 5 MILES, PLYMOUTH 14 MILES



LOCATION

The historic and prized village of St Germans stands adjacent to the River Lynher in a Conservation Area and within the Tamar Valley Area of Outstanding Natural Beauty. Facilities include a mainline railway station (Plymouth to London Paddington 3 hours), well stocked community shop/post office, primary school mixed primary & nursery, doctors' surgery for prescriptions and doctors appointment, church now used for the arts. Jopes classical music, Christmas fare and other art activities., Elliot Arms Pub and Stables Cafe to enjoy plenty of live music events, wine bar/restaurant and a sailing club with quay has boat moorings for members, with a healthy Rowing Club and events through the year, there is a bar open through the week, and long frontage to the River Lynher. There is also a Montessori Nursery at Tideford,

St Germans is also home to the beautiful Port Eliot Estate, the Estate opens it's doors to the public for various events throughout the year and has a fabulous Grade 1 Listed Priory and House with gardens and parkland by the renowned landscape gardener Humphrey Repton.

A wide range of shopping, educational and recreational facilities are available at Saltash including a Waitrose store on its northern outskirts. St Mellion International Golf Resort (10 miles) offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant.

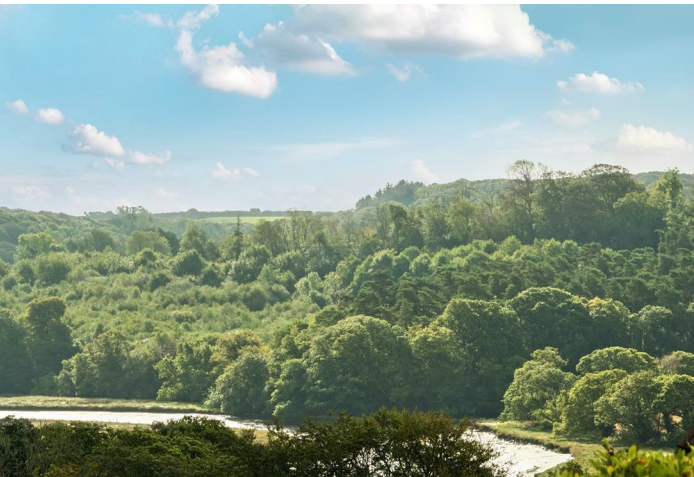
The city of Plymouth has a historic waterfront with a ferry port with regular services to France and Northern Spain. The wide expanses and beaches of Whitsand and Looe Bay are within a short drive and provide boundless leisure opportunities. International flights are available from Newquay (36 miles) and Exeter (57 miles). The fabulous harbour side town of Fowey lies 22 miles to the west and the famous surfing beach of Polzeath is within about a one hour drive.



DESCRIPTION

This immaculately presented detached bungalow is in a sought after residential location. The property has been beautifully updated by the current owners and boasts a generous open plan living/dining room with views towards the river and the unspoilt landscape of the Lynher Valley. There is a smart, well equipped kitchen with access to the garden, 3 bedrooms, Shower Room and Seperate WC. Outside the clients have created some beautiful seating areas with flower bed borders and the rest of the garden is terraced with potential to add your own stamp. There is a garage and driveway to the front of the property.







EPC RATING - E, COUNCIL TAX - D
Mains Electric, Mains Water & Drainage, Electric Heating

DIRECTIONS
Using Sat Nav - Postcode PL12 5NH



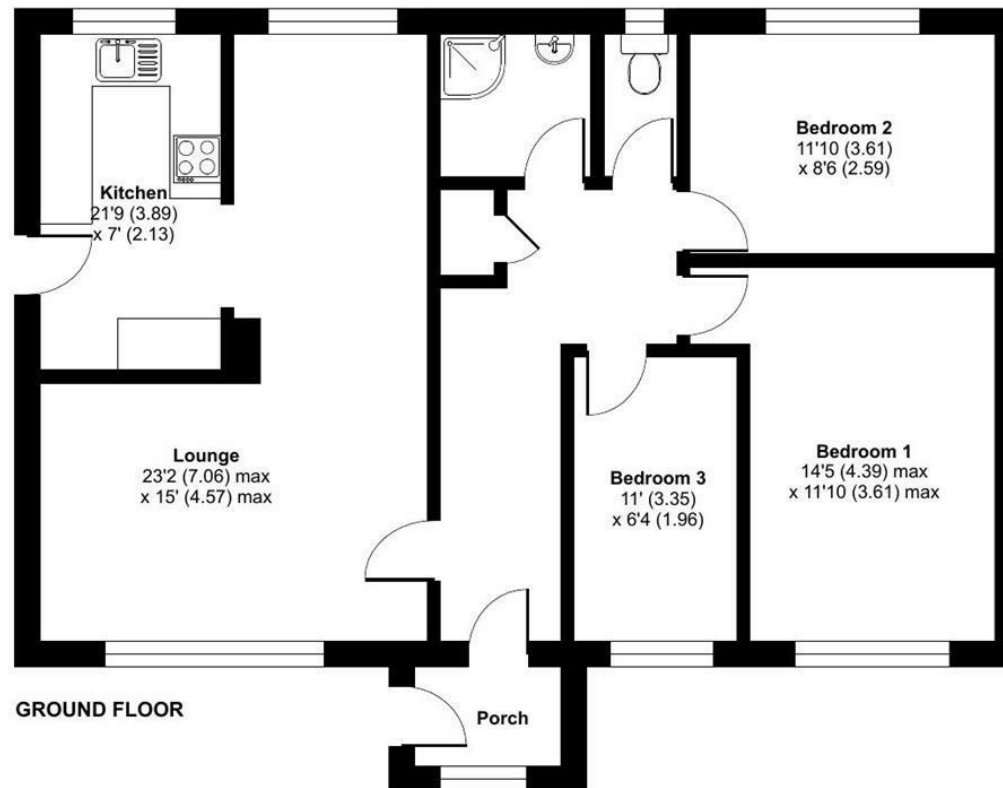
Lower Fairfield, St. Germans, Saltash, PL12

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1052 sq ft / 97.7 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 2025. Produced for Scott Parry Associates. REF: 1524235

These particulars should not be relied upon.