



STAGS

Barrow Cottage

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17 Lower Port View, Saltash, PL12 4BY

Plymouth 2.2 Miles Exeter Airport 50.6 Miles Looe 14.9 Miles

- Three Bedrooms
- Master en Suite
- Family Bathroom
- Three Receptions
- Office/Storage Space/Wine Cellar
- Set in a Highly Desirable Location
- Spectacular Views in an Elevated Leafy Position
- Substantial Garaging/Workshop

Guide price £525,000

SITUATION

Lower Port View lies on the southern side of Saltash forming an established residential area, laid out originally as a private estate, with individual and attractive housing on a south facing hillside. The property lies in a remarkably private position below road level where the accommodation cannot be seen.

This is one of the best residential locations within the Saltash area, where the property enjoys an outlook over the River Tamar. The town's railway station, with a commuter service to Plymouth, lies only about half a mile away. Saltash main street offers a wide variety of shops and other facilities and just beyond the town, the A38 is reached giving access to Plymouth via the Tamar Bridge.

DESCRIPTION

17 Lower Port View has been subject to extensions and improvements over the recent years, incorporating period character and combined with some splendid views across the Tamar estuary and Viaduct. A particular feature is the extended open plan kitchen/diner with wooden floors and wood burner, opening out onto the patio and decking area outside, ideal for entertaining. There is a substantial garage, with concrete floor to the first floor. The ground floor offers a good sized workshop space, which would suit a variety of uses including ancillary accommodation to the main home, subject to the necessary planning consents.

ACCOMMODATION

Entering through double doors into entrance lobby there is space for coats and boot and plenty of natural light. From the hall, a door leads



A detached elevated three bedroom home with splendid views, large garaging and set in a desirable location of Saltash.





into main sitting room, good ceiling heights, stripped wooden floors, built in storage cupboards either side of the fireplace, which has marble surround and inset wood burner. Double doors leading out onto the decking, stripped wooden floors. Door to living area with exposed wooden floor boards, concealed double doors entering into entrance lobby. Kitchen/Diner: Kitchen has under counter units with hand finished slate work top, floating shelving, space for gas Range cooker and cooker hood, door to useful good size pantry cupboard. Dining Area with extendable central light, (American) Vermont Castings Encore wood burner, Sliding doors opening out onto the decked area with spectacular views towards the viaduct and the River Tamar. Rear Reception hall with skylight, tiled floor. Door to office, which is part of the original cottage, sash window. Door to ground floor wc. Door to utility/wine cellar with Belfast sink and plumbing for washing machine. Entrance to side passage and external entrance.

Stairs rise to first floor. Master bedroom with patio doors leading out onto decking over the front of the property with external entrance, good ceiling height, fireplace, glazed double doors opening into sitting area/dressing area taking in the spectacular views, en suite with corner electric shower, hand wash basin and wc. Bedroom two with fireplace, space for additional wardrobes also with its own sitting room/dressing room area, with spectacular views. Family bathroom with hand wash basin, wc, P shape bath and shower enclosure, with electric shower over. Two steps down to bedroom three with side aspect, boiler cupboard.

OUTSIDE

Gated entrance leads to concrete driveway leading down to gravelled area, to the single garage and storage shed, onto terraced lawned gardens. Half polly tunnel and with mature planting and bedding, orchard area, plenty of scope for the green fingered.

GARAGE

Substantial garage building measuring 8m long x 7m wide. The opening is 3.3m high and 5m wide.

SERVICES

Mains water. Mains drainage. Mains electricity. Mains gas. Gas central heating and 2 wood burners.

COUNCIL TAX BAND

Council Tax Band E

VIEWINGS AND NEGOTIATIONS

Viewings are strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

From the Tamar Bridge take the road into Saltash town centre rising up the hill to turn left in the middle of the shopping area just before reaching The Brunel Inn. This is Culver Road. Pass Victoria Road and Essa Road on the right and turn right into Higher Port View and immediately left into Lower Port View. Continue down the hill and the property can be found on the left.





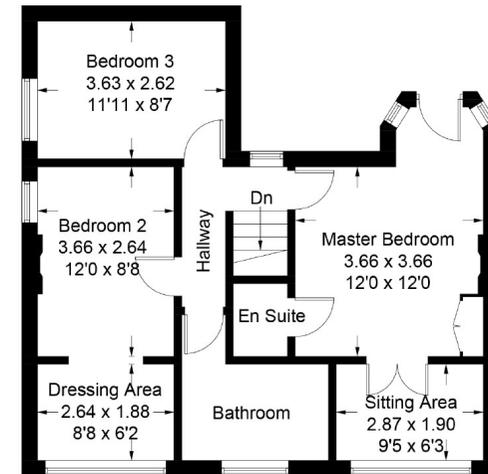
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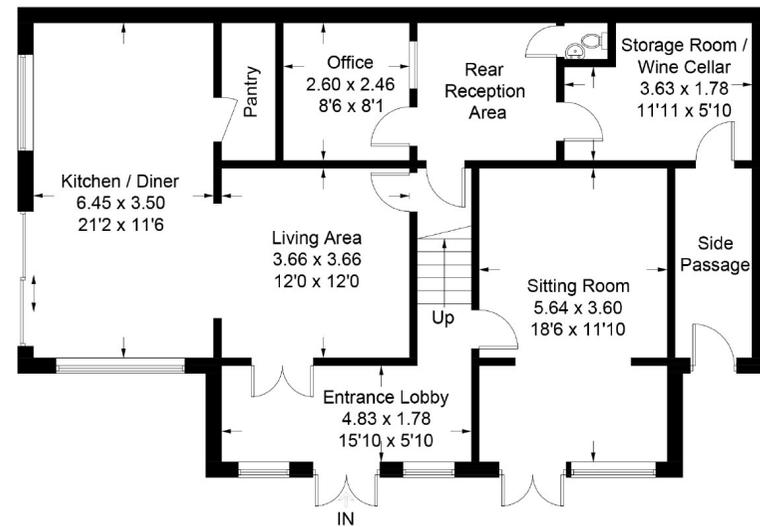
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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		
15-19	B		
10-14	C		
5-9	D	64	76
1-4	E		
0-1	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 169.2 sq m / 1821 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 500709)