



Meadow View, Landulph



Meadow View,

Landulph, Saltash, Cornwall PL12 6QQ

Plymouth City Centre 12 Miles • Newquay Airport 42 Miles •
Derriford Hospital 11 Miles

'Meadow View' is a meticulously maintained detached four-bedroom property sitting in a superb level plot extending to circa 1/4 of an acre with uninterrupted views across open countryside and the river Tamar.

- Modern Double Fronted Home
- High Specification
- Garage and Detached Coach House
- Council Tax Band D
- Meticulously Maintained Throughout
- Superb Countryside Views
- Freehold House

Guide Price £725,000

SITUATION

This impressive modern property is situated in a peaceful, rural location just outside the sought-after village of Landulph. Set back from the road and accessed via a private lane, 'Meadow View' enjoys a tranquil setting overlooking open fields and countryside and the River Tamar. Sitting within the Tamar Valley National Landscape (previously AONB), there is a fantastic wealth of designated walking trails, cycling, boating, and wildlife observation to be found close by. The property is conveniently placed for commuting to the City of Plymouth via the Tamar Bridge, while the market towns of Saltash (with main line rail services), and Callington are within easy reach for everyday shopping, schooling, and services.

DESCRIPTION

Built to a high specification in 2017, 'Meadow View' is a handsome double fronted property sitting in the middle of a level circa 1/4 acre plot. This executive, 4-bedroom detached home is flooded with natural light throughout, enjoys uninterrupted views of the surrounding countryside, and has been meticulously maintained internally and externally. As well as a generous attached garage, the current vendors have built an impressive open fronted coach-house with EV charging point. The level garden is mostly bordered by open field and has been thoughtfully landscaped with patio, raised beds and ornamental trees.



ACCOMODATION

Approaching the front door via a paved ramp you enter a central porch with Oak flooring which continues into the hall. The living room is a triple aspect room which spans the depth of the property and enjoys lovely views across open fields and the Tamar Valley. There is a study located at the other end of the hall overlooking the front of the property. The generous kitchen breakfast room spans over 26' with French doors that open into the conservatory. The kitchen includes quartz worktops, integrated appliances, and a porcelain tiled floor which follows through to the well-appointed utility room and cloakroom. A door opens from the utility into the over-sized garage which benefits from a useful storage room to the rear. The property enjoys underfloor heating throughout the ground floor.

A beautiful Oak staircase with glass balustrades rises you to the wrap-around landing with a window overlooking the front. The principal bedroom is a generous dual aspect room with lovely views to the River Tamar and a fully tiled en-suite shower room. The second and third bedroom are both double rooms with pleasant views over the rear garden and the open field beyond. The fourth bedroom has been fitted out as a generous dressing room with bespoke cabinetry but could easily be converted back into another double bedroom if required. The family bathroom is again full tiled, with fitted cabinetry and a shower over bath.

OUTSIDE

Sitting in a completely level plot extending to circa 1/4 of an acre, Meadow View is approached via a private farm lane and is fronted by a grass verge and an attractive low wall. Electric gates open into the generous gravel parking with space for many vehicles if required. To the left is the two-car coach house which is equipped with an electric vehicle charging point. A well-established hedge sets the western boundary with the neighbouring property, and stock fencing between the property and the adjoining field mean the plot is completely enclosed and secure. The main body of the garden wraps around two sides of the property, with an array of ornamental trees including Flowering Cherries and Maples. The vendors have landscaped the rear garden to include a beautiful circular patio area which is banked by raised beds with an array of established shrubs. This is a very private spot in the garden and enjoys the last of the evening sun.

SERVICES

Mains Electricity. Mains Water. Oil Fired Central Heating. Private drainage via water treatment plant. Ultrafast broadband is available, ethernet connections are present in every room. Good mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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