



Guide Price £550,000 - Freehold  
Notter Bridge, Saltash PL12 4RW

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ESTATE AGENTS



This modern spacious 4 bedroom detached split level house is situated in an elevated position offering stunning countryside views. Set within its own generous grounds and with no nearby neighbours, the gardens are set mainly to three sides of the property incorporating its own woodlands occupying a generous plot size of approximately three acres. The property has been completely refurbished, making it modern and contemporary including new kitchen, bathrooms, central heating and the list could go on. Comprises of open plan kitchen/diner and family area, generous lounge with access out onto the wraparound balcony, two double bedrooms and family bathroom to the first floor, and two double bedrooms, cloakroom and utility on the ground floor.

This home benefits from uPVC double glazing, LPG central heating, detached garage with Podpoint electric car charger, cellar area and driveway. Viewing for the property, grounds and views is essential to be appreciated.



#### Situation:-

Notter Bridge is deeply rural and yet highly accessible. Landrake offers a renowned primary school, public house, village store/post office and a church. Nearby Treluggan Boatyard (3.5 miles) provides facilities for the yachting fraternity and deep water moorings are available on the River Tamar. A bus route runs nearby linking with Saltash and Plymouth.

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 together with a mainline railway station (Plymouth to London Paddington) and a cross channel ferry port with services to France and Northern Spain.

#### Lounge:- 11'9" (3.58m) x 23'6" (7.16m)

This is a very generous lounge which enjoys the far reaching countryside views. There is a corner wood burner with a glazed hearth. Coved ceiling with LED inset lighting, rustic wood panelling to one wall to continue the feature with LED lighting. uPVC French doors give access to the wrap around balcony which continues around the front aspect of the property. Ample power points with USB ports, the facility for BT cable TV, telephone point, aerial connection and CCTV monitoring which will remain, wood effect laminate flooring.

#### Kitchen/Dining/Family room:- 23'7" (7.19m) x 13'10" (4.22m)

##### Kitchen:-

Twin front aspect uPVC double glazed window enjoying the far reaching countryside views with an elevated position. Quality fitted kitchen with dove grey and graphite cabinet doors, central island, micro concrete work surfaces, inset one and a half bowl stainless steel sink with mixer tap and Ready Hot Tap giving instant hot and filtered water and inset Whirlpool induction hob.



**Entrance Hallway:- 10'0" (3.05m) x 9'11" (3.02m)**

uPVC double glazed door to the front of the property with glazed windows to either side. There is laminate flooring, under stairs storage area and staircase with fitted carpet raising to the first floor. Rustic wood panelling and modern coloured radiator. From here doors lead into:-

**Cloakroom:- 3'10" (1.17m) x 6'5" (1.96m)**

uPVC double glazed window to the front elevation. Picture rail and coving, vanity wash hand basin with cupboard beneath, low level WC and tiled splash back. Textured wood panelling to one wall and ceramic floor tiling.

**Bedroom 3:- 12'0" (3.66m) x 13'10" (4.22m)**

A spacious room with uPVC double glazed window to the front elevation enjoying the stunning views. Coved ceiling, radiator, inset LED lighting, T.V and aerial point. Laminate wood effect flooring. From here there is access into:-

**Utility/Shower room:- 6'11" (2.11m) x 8'6" (2.59m)**

uPVC double glazed window to the front elevation over looking adjoining countryside with a uPVC double glazed door to the side. Matching base and wall units, inset sink with mixer tap, space and integrated appliances to include washing machine, tumble dryer and fridge. Fully tiled walk in shower with mains shower, ceramic floor tiling and underfloor heating.

**Bedroom 4:- 12'6" (3.81m) x 9'9" (2.97m)**

Twin aspect uPVC double glazed windows to the front and side elevation with far reaching countryside views. Coved ceiling with inset lighting, double doors give access to built in cupboard. Radiator, T.V and aerial point. Laminate wood effect flooring.

**First floor Landing:- 10'1" (3.07m) x 12'9" (3.89m)**

The spacious open plan landing consists of stairs from the ground floor hallway. Radiator and textured timber cladding. uPVC double glazed window to the front of the property which leads out to the wraparound balcony. Laminate wood effect flooring. From here there is open plan access through to:-

The island is fully surrounded with units and drawer space incorporating breakfast bar area illuminated by triple downlights. Full height pull out cabinet with

wire racking ideal for storage for spices etc, integrated Kenwood dishwasher, eye level twin Indesit stainless steel ovens, space for American style fridge freezer. Incorporated into the kitchen is a wine rack and wood effect splash back, radiator, coved ceiling with inset LED lighting and laminate wood effect flooring.

**Dining Area:-**

Triple downlights and LED spotlights. Large loft hatch gives access into amply insulated roof space with metal ladder. Colour coordinated radiator, TV and aerial point and laminated wood effect flooring. This incorporates a generous area for additional furniture for a family area and flows through to the open plan hallway. From here a stable door gives access out to the side entrance porch.

**Side Porch:- 3'10" (1.17m) x 11'9" (3.58m)**

uPVC double glazed windows to both side and rear elevation. Polycarbonate roof, wall light points, security lighting, uPVC cladding and coconut matting. Ideal for coat and shoe storage and recycling etc.

**Master Bedroom:- 10'9" (3.28m) x 13'3" (4.04m)**

This spacious room has a side aspect uPVC double glazed window. Inset LED lighting and coved ceiling, ample power points with USB ports, radiator, T.V and aerial point. Wood effect laminate flooring. Door gives access to:-

**En suite Cloakroom:-**

Exposed brick effect facing, LED lighting and coved ceiling. Wall mounted wash hand basin, low level WC and colour coordinated heated towel radiator and wood flooring.

**Bedroom 2:- 11'10" (3.61m) x 13'4" (4.06m)**

Rear aspect uPVC double glazed window. Coved ceiling with inset LED lighting, radiator, ample power points with USB ports and wood effect laminate flooring.

**Family Bathroom:- 9'11" (3.02m) x 10'2" (3.1m)**

Rear aspect uPVC double glazed window with opaque glass. Inset LED ceiling lighting, modern bathroom suite comprising of low level WC, twin wash hand basins with waterfall taps, tiled splash backs and vanity mirror over, further built in cupboard with a recently fitted Baxi combination boiler and this offers ideal storage. Tub effect free standing bath with mixer tap and shower attachment and walk in shower with glazed screen and mains shower with waterfall head, extractor fan, fully tiled with contrasting tiling and this continues to match with the floor tiling. Colour coordinated heated towel radiator, built in rustic cupboard.

**Outside:-**

The property is situated in an elevated position within an approximate site of 3 Acres consisting of lawned gardens which surround the property and steep woodlands. A driveway leads to a level parking area which also continues up to the large garage with a pathway leading to the rear entrance.

Situated beneath the side entrance to the house ground floor is a door giving access to garden tool storage and the basement of the property.

There is a further large (36' x 9') timber outbuilding (originally a pigeon loft) ideal for storage. A level enclosed paved patio/seating area offers ample space to sit and enjoy the stunning views that this property has to offer which can also be enjoyed by the first floor wraparound balcony enclosed with wrought iron railing. There are also a number of terraced flower beds.

**Services:-**

Mains Water, Electricity, LPG Gas and Septic Tank Drainage is connected.

**Council Tax:-**

According to Cornwall Council the council tax band is E.











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