



Guide Price £665,000 - Freehold  
The Old Smithy, Landulph, Saltash PL12 6NE

**DOWSON** **nott**  
ESTATE AGENTS



A splendid period property believed to originally date back to 1817 located in a sought after picturesque setting close to amenities and just a short distance from the riverside Village of Cargreen which has its own sailing club. The versatile accommodation comprises:- Dining room/Reception Hallway, Snug, Lounge, Large Shower room, Kitchen/Breakfast room, Utility room and Side Porch on the ground floor. Landing, 4 Bedrooms and En suite to the Master Bedroom on the first floor.

Outside there are impressive gardens and grounds amounting to approximately 0.3 of an acre. There is a separate section that has the possibility of development subject to the necessary permissions and consents. The gardens would be a gardeners haven or a lovely space for the family and friends to enjoy. Garage and ample Parking.



#### Situation:-

Landulph parish comprises the village of Cargreen and the rural parts of Landulph, situated on the banks of the river Tamar. It is in an Area of Outstanding Natural Beauty, surrounded by Duchy of Cornwall land, and with Pentillie Castle and its 2000 acre estate to the north. There is a thriving community of all age groups and includes a small primary school and a village hall. The City of Plymouth is approximately 25 miles away and Saltash being the gateway to Cornwall offers a comprehensive range of amenities and facilities. There is a sailing club at the nearby village of Cargreen and a number of recreational pursuits for all the family to enjoy are within easy reach.

#### Storm Porch and Entrance

The property is approached via a wooden gate and a pathway leading up to the open wooden storm porch. This is finished with a slate roof, with security lighting.

#### Utility Room:-

Fitted with a range of base units with square edged work top surfaces over. Plumbing and space for a washing machine. Useful full height cupboard. uPVC double glazed window over looking the garden.

#### Kitchen/Breakfast Room:-

Fitted with a range of wall and base units with roll top work surfaces and drawer space. 4 ring Bosch gas hob with a stainless steel canopy over incorporating the extractor. Eye level oven with a microwave over. Sink unit with swan neck tap over. Space for upright fridge/freezer, display shelving and an area suitable for breakfast table and chairs, radiator and tiling to the walls. A door leads through to:-

#### Side Porch:-

This is double aspect with uPVC doubled glazed windows. uPVC double glazed door with frosted glass giving access to the rear and radiator.





A uPVC double glazed entrance door provides entrance through to:-

#### Dining room/Reception Hall:-

The main feature is the fireplace housing the cast iron oil fired wood burner effect stove, set on a slate hearth with a wooden lintel above. Beamed ceiling, exposed slate and stone walling and a uPVC window to the front with a deep wooden sill. An archway leads through to:-

#### The Snug:-

Which can be adapted for individual preferences. Fireplace with a cast iron multi fuel burner set on a slate hearth with wooden edging. Exposed slate and stone walling and beamed ceiling.

#### The Lounge:-

Being the principle reception room this room is light and spacious. Encased window to the rear and two uPVC double glazed windows to the front elevation. Radiators. Slate and stone exposed walling complete with a lit display niche, beamed ceilings and a slate and stone pillar with display niche. Stairs rising to the first floor and internal door provides access the the Garage.

#### Shower Room:-

Accessed from the inner Hall. Suite comprising of low level WC, a good sized vanity unit with drawer space and cabinets, large shaped sink unit with tap over and tiled splash backs. A walk in double sized shower, housing the Mira electric shower, tray and screen. Tiling to the walls, extractor, heated towel rail and a frosted uPVC double glazed window to the rear.

#### Landing:-

Access to the bedrooms. Beamed ceilings, Velux window, recessed area and radiator. Access provided to the Loft and eaves space.

#### Master Bedroom (One) :-

A large double bedroom which is light and spacious room. Radiator, Loft access and uPVC double glazed windows to the front elevation. There is a walk-in wardrobe with lighting, hanging rails and storage space. A door opens to:-

#### En-Suite Shower Room:-

Low level WC, vanity unit incorporating a wash hand basin with cabinets below, Bath with electric Shower over and screen. Velux window to the rear, radiator and airing cupboard with shelving and housing the hot water tank.

#### Bedroom Two:-

A double bedroom with fitted wardrobe, hanging rail and shelving. uPVC double glazed window to the front elevation with a deep wooden sill, beamed ceiling and radiator.

#### Bedroom Three:-

uPVC double glazed window to the front, with deep wooden sill and radiator, Fitted wardrobe with hanging rail, recessed area and beamed ceiling.

#### Bedroom Four:-

uPVC double glazed window to the front, deep wooden sill, radiator and beamed ceiling.



#### Outside:-

To the Front:- The front of the property is screened with natural hedging and walling. Pathway leads to the entrance door and then continues to the side where there are walled gardens including raised flower beds. A gateway leads:-

To the Rear :- This is the `piece de resistance` with extensive garden areas, including attractive flower beds, natural hedging, shaped lawns and feature well. There is a gazebo providing a relaxation area overlooking part of the garden. Gravel finished and seating areas. Oil storage tank and a further walled garden including a Summer house. There is a view point located above the Garage which enjoys wonderful far reaching countryside views.

An opening in the fence then gives access to a separate section of land which has the potential to be developed subject to planning permission/consents. This area is enclosed with natural hedging and fencing and currently offer parking facilities for numerous vehicles and can also be accessed via a gateway.

#### Garage:-

With light, power and water. Central heating oil fired boiler. Electronically operated doors and side door. Workshop area.

**Services:-** Mains Electric and Water. Drainage via Septic Tank Calor Gas, and Oil fired Central Heating.

**Council Tax:-** According to Cornwall Council the Tax Banding for the property is E.











## Landulph, Saltash, PL12

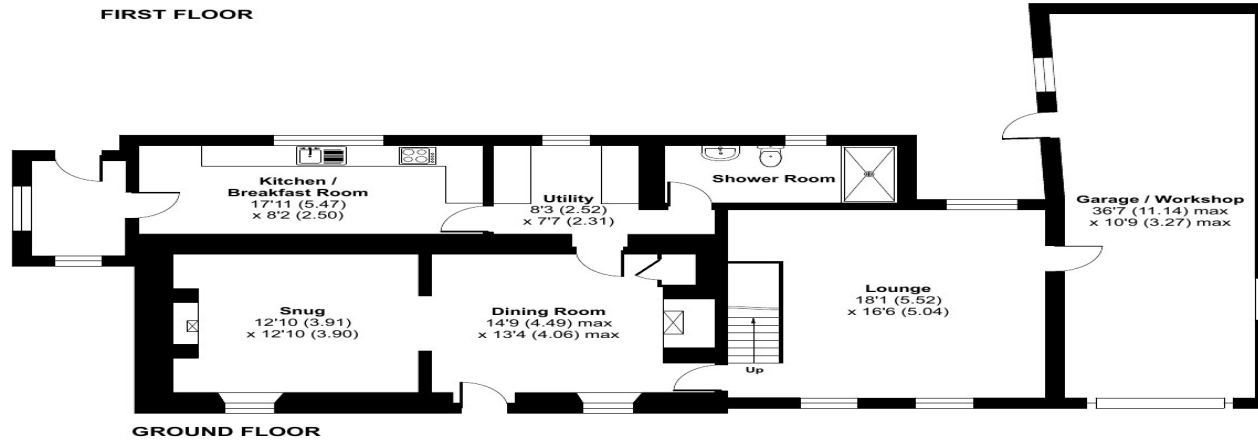
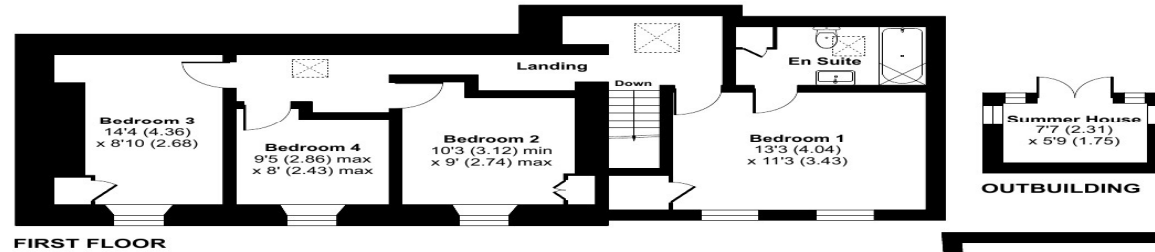
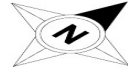
Approximate Area = 1815 sq ft / 168.6 sq m

Garage = 369 sq ft / 34.2 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 2228 sq ft / 34.2 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). © nchecom 2025. Produced for Dawson Nott Ltd. REF: 1335373

### AGENTS Note:-

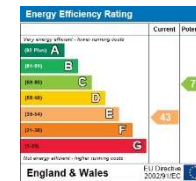
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Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.

Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.

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41 Fore Street, Callington, Cornwall, PL17 7AQ

Call Us: 01579 550590 | Email: [info@dawsonnott.co.uk](mailto:info@dawsonnott.co.uk)

[www.dawsonnott.co.uk](http://www.dawsonnott.co.uk)

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