St Mellion, Saltash PL12 6UR

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LOCATION

The property is set within the select executive development of St Mellion Park, on the fringes of the sought after quaint village of St Mellion. The situation is a golfer's haven being within proximity to the renowned St Mellion International Resort, having two 18-hole golf courses, swimming pools, spa facilities, a coffee shop and restaurant. The towns of Callington and Saltash are within driveable reach where amenities and facilities can be found.
The City of Plymouth is the main retail centre for the area and the main train line and cross channel ferry services can be accessed.

PLYMOUTH
12 MILES

EXETER

54 MILES

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ACCOMMODATION

This splendid property situated within the prestigious St Mellion Park is approached via a private driveway leading up to the parking area, with access to the Double Garage. Steps and a paved pathway lead up to the front entrance where there is a Storm Porch. The main entrance door opens to the welcoming Hallway which in turn gives access through to the ground floor accommodation. There are windows that face to the front and a grand staircase rises to the first floor. The Cloakroom has a low level WC, a shaped wash hand basin with tiled splashback and a frosted window to the front. To the left hand side of the hallway a door gives access through to the light and spacious Lounge which is double aspect having windows to the front elevation which overlook part of the Golf Course and beyond. The main feature of this room is the slate and stone fireplace with a recess suitable for a wood burning stove, gas or electric fire. Sliding doors give access to the rear patio. From the lounge, internal double doors open up to the formal Dining Room which has ample space for dining and reception furniture. The room attracts a great deal of light through the sliding patio doors facing to the rear. The lounge and dining room are very sociable rooms which can either be divided or as one, making them perfect for entertaining family and friends. The Kitchen is fitted with a comprehensive range of wall and base units, worktop surfaces, pan drawers, built in appliances including Neff electric hob, Neff oven, microwave and warming oven. There is a large integrated fridge and a full sized dishwasher. A Welsh dresser style unit incorporates glass fronted display cabinets, drawer space, wine rack and base units. The Utility room has plumbing and space for a washing machine, space for fridge/freezer, units, worktop surface, door to the side and window to the rear. An additional Reception room off the Kitchen can be used for individual requirements. It has a sliding door to the front providing access to this room, separate, to the main entrance. From the hallway an internal door opens into the Study which again could be adapted for individual requirements and has a window to the front, with views across the countryside to woodland.

On the first floor there is a Galleried Landing providing access to the bedrooms and bathroom. From here there is also loft access with ladder and light. There is a window to the front elevation which enjoys wonderful views across the Golf Course, woodland and beyond. The first of the four bedrooms is the impressive Master Bedroom which is a double bedroom fitted with a range of wardrobes and windows. It faces the rear over looking the garden. A door provides access into the eaves space ideal for additional storage. The En suite comprises a WC, wash hand basin, bath and separate shower cubicle. Heated towel rail, extractor fan, shaving point and a frosted window facing to the front. Bedroom Two is a double bedroom with windows to the front aspect, again enjoying the views across the Golf Course. There are a range of fitted wardrobes with cupboards above. Bedroom Three is a further double bedroom with a range of fitted wardrobes with cupboards above and a window facing to the rear, overlooking the garden. Bedroom Four is a smaller double bedroom which faces to the rear and has fitted wardrobes. The family Bathroom comprises of a WC, wash hand basin, bath and a separate shower cubicle. Heated towel rail, extractor fan, shaving point and a frosted window facing to the front elevation.

THE GROUNDS

To the front a sweeping driveway edged with lawn and mature trees approaches the residence. The front garden has shaped lawns and a rockery which is stocked with a variety of flowering shrubs which will be a picture as the seasons develop. There is parking for approximately 4 vehicles. The Double Garage has two electrically operated garage doors which open into the main garage space.There is storage available in the roof space, a window and door to the side, power and light and a useful work shop area. The attractive rear garden, which is of a generous size, can be accessed from either side aspect and has a paved patio for Al fresco dining and entertaining. There is slate and stone walling and steps rising to an archway, ideal for climbing plants. There are shaped lawns edged with a variety of flowers and shrubs and there are individual mature trees. The garden has the advantage of a large degree of privacy and seclusion provided by natural hedging and Cornish walling. There is also an outside tap and a drying area.

Services: Include Mains Gas, Electric and Water. Drainage via St Mellion Park.

According to Cornwall Council the Council Tax Band is G.

Service Charge:- Approximately £850.00 per annum.

PROPERTY DETAILS

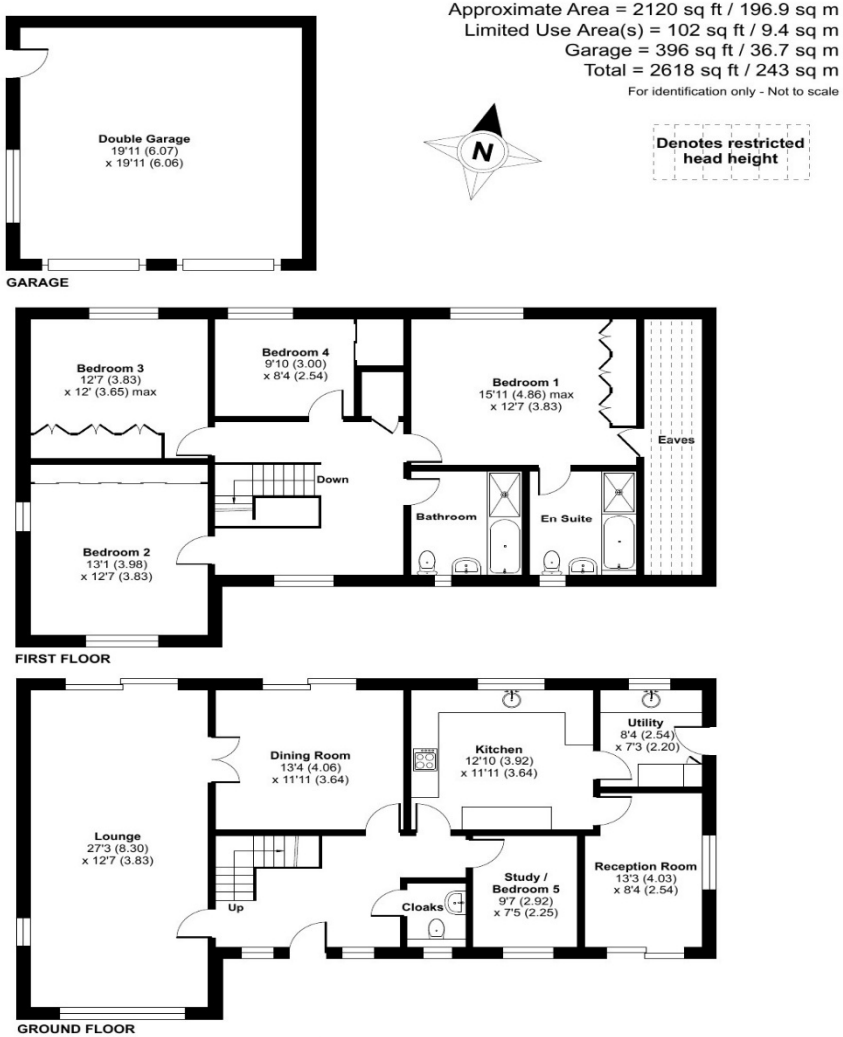
SERVICES:	Electricity: Mains Supply Water: Mains Supply Gas: Mains Supply Sewerage: Via St Mellion Park
EPC RATING:	Current - 72 | Potential - 75
COUNCIL TAX:	Band G
TENURE:	Freehold
AUTHORITY:	Cornwall Council

VIEWING

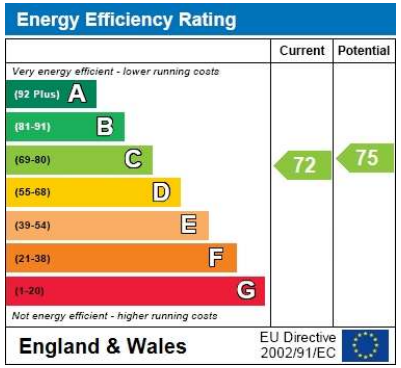
Strictly by appointment with the sole agents, Dawson Nott.

St. Mellion, Saltash, PL12

Approximate Area = 2120 sq ft / 196.9 sq m
Limited Use Area(s) = 102 sq ft / 9.4 sq m
Garage = 396 sq ft / 36.7 sq m
Total = 2618 sq ft / 243 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). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1422455



AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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