

SCOTT  
PARRY

— ASSOCIATES —

WOODVIEW, CUTMERE, TIDEFORD, SALTASH, CORNWALL PL12 5JU

GUIDE PRICE £350,000





ST GERMANS 3 MILES, DOWNDERRY BEACH 6 MILES, SALTASH 7 MILES, PLYMOUTH 13 MILES  
 A dreamy south facing detached cottage simply oozing with character, quietly and privately situated in an enchanting woodland setting. About 1124 sq ft, Sitting Room, Snug, Kitchen/Breakfast Room, 2 Double Bedrooms, Shower Room/WC, Garden Studio, Paved Terrace, Extensive Gardens.

#### LOCATION

The nearby village of Tideford lies in the rolling countryside on the north side of the historic Port Eliot Estate, about six miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and community centre. The A38 provides excellent access to Plymouth and all parts of the region. There is a regular bus service through Tideford to Plymouth and neighbouring towns. The villages of St Germans and Landrake, about three miles away, have primary schools, while St Germans also includes a sailing club on the River Lynher and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).



The town of Saltash has a Waitrose store on its northern outskirts, St Mellion International Golf Resort, the South Cornish coast of Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.

#### DESCRIPTION

Woodview comprises a detached cottage in a woodland setting. The property benefits from LPG fired central heating and has a south east aspect and has many character features including slate and timber flooring.

The accommodation extends to about 1124 sq ft and briefly comprises - GROUND FLOOR - Entrance Lobby - 14' Dual Aspect Sitting Room with slate floor and wood burner - 13' Dual Aspect Snug with wood floor and wood burner - 18' Kitchen/Dining Room with slate floor and Pantry/Utility Room off. FIRST FLOOR - 2 Double Bedrooms each with Dual Aspect - Family Bathroom and Eaves Store.

#### OUTSIDE

The property is approached over a private drive shared with one other user leading to a level parking area. The gardens have a south east aspect and are predominantly lawn interspersed with various mature trees and surrounded by ancient broadleaf woodland.

Within the garden there is a very useful and traditionally constructed outbuilding suitable for use as a Studio.

EPC RATING - G

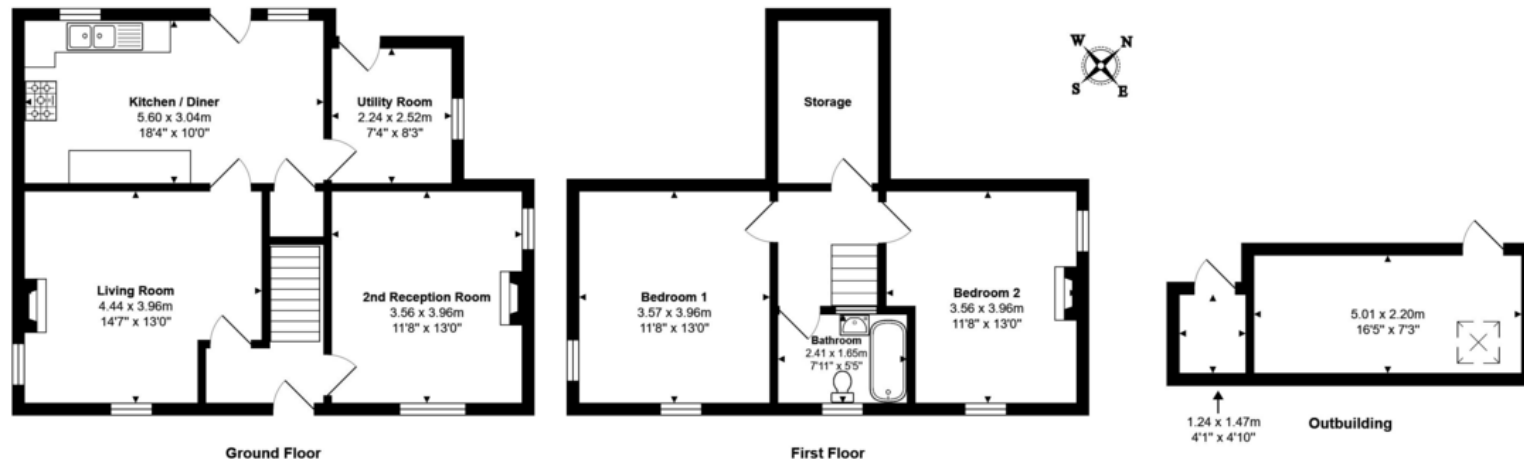
#### DIRECTIONS -

Using Sat Nav - Postcode PL12 5JU









Total Approximate Area - 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup> (excluding outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.