



STAGS

Colloggett Barns

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Landulph, PL12 6ND

Saltash 4 miles Callington 7 miles Plymouth 10 miles

- 5/6 Bedroom Family Home
- Attached 3 Bed Barn Conversion with Substantial Income Potential
- Stunning Location with Waterside View
- 1.8 Acres - Landscaped Gardens, Orchard & Tennis Court
- Attractive Large Stone Outbuilding
- Area of Outstanding Natural Beauty

Offers in excess of £800,000

SITUATION

The property occupies a wonderfully private elevated position above the tidal Kingsmill Lake which runs down to the Tamar River. It is a designated Area of Outstanding Natural Beauty in the rural parish of Landulph, bounded to the north, east and south by the river. The landscape is of fields, hedgerows and wooded valleys. The area is renowned for its warm climate and possesses some of the finest scenery in the West Country including the historic estates of Pentillie and Cotehele.

Although set in quiet countryside, the maritime City of Plymouth is a 25 minute drive away with all the amenities of a large modern city. There is also a Waitrose store only ten minutes' drive away. The area is served by excellent schools, both in the public and private sectors including Plymouth College and Mount House. Landulph Primary School is only a five minute walk away.

Active pursuits are available locally including shooting, fishing and horse riding. Opportunities for sailing are also nearby at Cargreen Yacht Club as well as extensive recreational facilities at the St. Mellion International Golf Resort, about 3 miles away and China Fleet Country Club.

DESCRIPTION

Originally part of the Duchy of Cornwall Estate, Colloggett Barns sits well within its land which extends to 1.8 acres. It enjoys a deeply impressive vista across its own wonderful landscaped gardens, countryside and creek towards the River Tamar beyond, as well as tranquility and peace. The house is complemented by additional ancillary accommodation, currently let on a holiday basis generating a substantial income.

Colloggett Barns was originally converted from three agricultural barns, now providing a comfortable home for three generational living.

The topography of the grounds lends themselves to reverse level accommodation, enhancing the views from the house. Today, the current owners enjoy a delightful family home while successfully letting the attached Bullock House for holiday accommodation.

The extensive accommodation comprises 3,655 square feet.



A gorgeous family home enjoying far reaching views with ancillary accommodation and extensive grounds.





ACCOMMODATION

The house provides excellent and well-presented family accommodation with extensive and versatile additional accommodation, constructed of stone elevations under a tiled roof. The house hides its original agricultural origins well and, unlike some converted barns, it feels bright and airy with many windows and enjoys sensible laid out accommodation. Within the main house there are six bedrooms, with a further three in Bullock House which could be reincorporated into the main residence, if required.

One of the many exciting features of the house is two balconies which face almost due south and are a delightful place to spend time. The accommodation is sensibly laid out over two levels and is beautifully presented. The orientation and numerous large windows bathe the interior in natural light and, of course, ensures full enjoyment of the far reaching views.

Crossing the threshold there is a warm and welcoming entrance hall with plenty of room to dump coats and boots, directly in front of you is the delightful kitchen, with stunning balcony, perfect for alfresco dining. Like the kitchen, the sitting room is dual aspect. There is also a useful study currently used as an additional reception room.

Downstairs there are six bedrooms, two of which enjoy their own en suite facilities, in addition to the family bathroom and shower room.

BULLOCK HOUSE

The accommodation comprises a self-contained three bedroomed property, sleeping up to six. Bullock House, whilst attached to the main house, enjoys a high degree of separation and privacy including its own gardens.

GARDENS & GROUNDS

The gardens and grounds form a major part of this wonderful property, with a balance of formal gardens, large areas of lawn, orchard, a productive fruit and veg garden with raised beds and potting shed.

There are mature trees and shrubs including lime, ash, copper beech and silver birch trees, a beautiful mature handkerchief tree and magnolia. In the orchard are apple, pear and cherry trees, including original Tamar Valley varieties of the Colloggett Pippin apple and a Birchenhayes Cherry. At the bottom of the orchard is a historic well which could be utilised to provide secondary water supply.

An attractive large stone outbuilding sits in the grounds, currently used for storing garden equipment. This could be adapted for a variety of uses subject to the necessary consents.

Situated in the front garden is an original granite cider press.

TENURE

Freehold.

COUNCIL TAX

Colloggett Barns - Band F. Bullock House - Band A.

SERVICES

Mains water and drainage. Electric. Oil fired central heating.

VIEWING/NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

Crossing the Tamar Bridge turn right at Carkeel roundabout onto the A388 signposted for Callington. Continue on this road through the village of Hatt and over the roundabout. Take the right hand turn signposted for Cargreen and Landulph. At the first T-junction turn right and continue into the village. At the school turn right and after a short distance turn left, follow this for around 300 meters and turn right, where the property will be found at the end of the road.



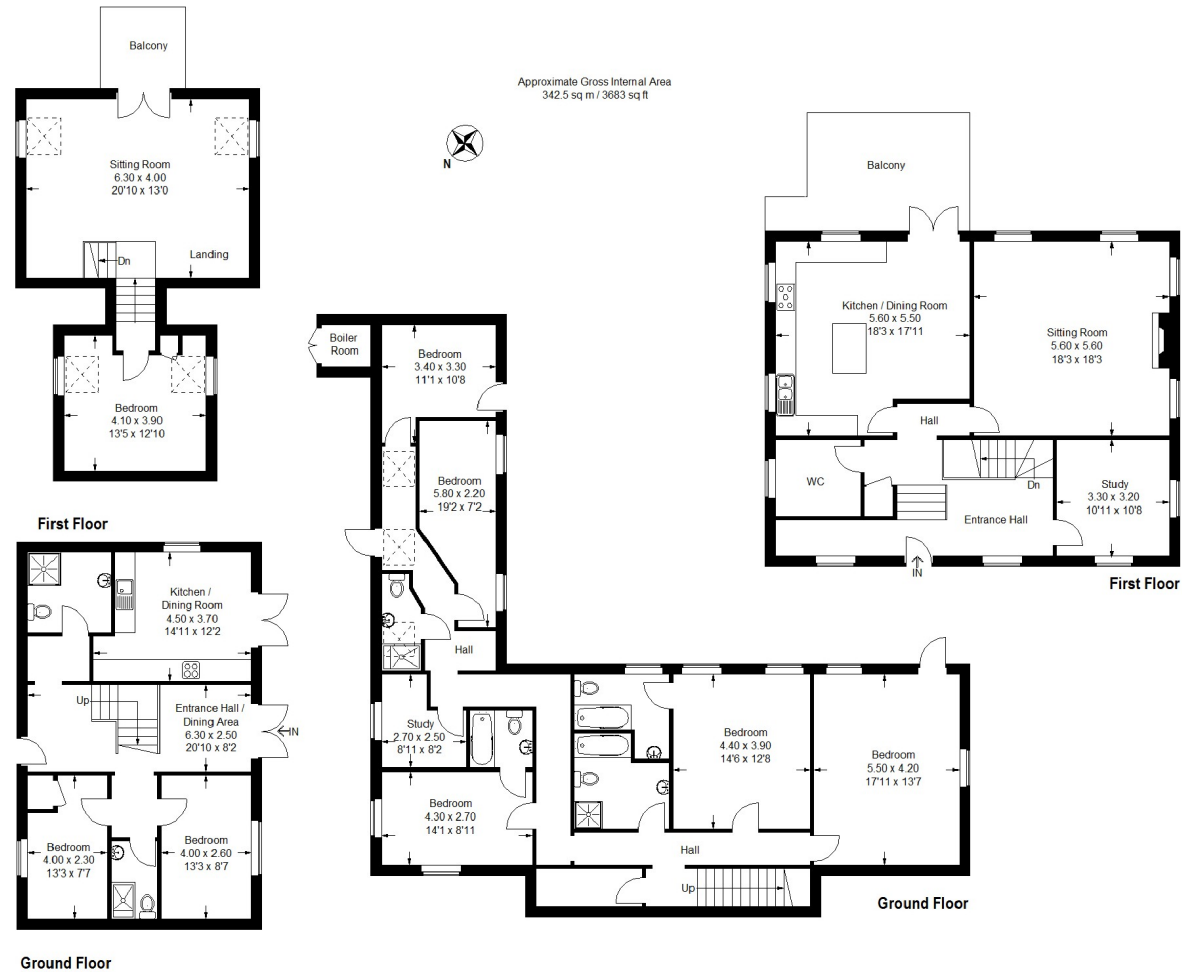


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