



STAGS

Victoria Cottage

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6 Bridge Road, Tideford, Saltash, PL12 5HH

- Extensive accommodation
- Superb village location
- Four bedrooms
- Character aplenty
- Large gardens and garage
- No onward chain
- Recently redecorated
- Masses of storage

Guide price £315,000

Situation

Victoria Cottage is conveniently located within the heart of the popular Cornish village of Tideford. This charming village dates back to 1100 AD when it was originally sited as a crossing place of the River Tiddy.

It is made up of a number of stone cottages and, most notably, an excellent range of facilities including an extremely well regarded public house, called The Rod and Line with superb food, there is also a proper traditional family butcher as well as a Montessori nursery.

This area represents a wonderful lifestyle investment with a mild climate, complete privacy and tranquility amidst farmland and natural wildlife. Beautiful sandy beaches are within 20 minutes drive and the ocean City of Plymouth is 10 miles away with excellent shopping and sailing facilities.

The St Mellion International Golf Resort is around 7 miles away. Local schooling is also extensive with a good number of schools, most notably the Sir Robert Geffery primary school in Landrake, linked by a bus service to Tideford.

The A38 dual carriageway is close by linking the rest of Cornwall and also providing a quick route to Exeter and the motorway network beyond. There is a regular mainline train service nearby at St Germans (3.5 miles) which takes only three hours to London.



A beautiful and surprisingly spacious cottage located in a lovely village with pretty gardens and garage.





Description

Victoria Cottage is understood to date back to the 18th century with many charming character features prevalent in the building, including, sash windows, tall ceilings and feature fireplaces. The accommodation is extensive, with three reception rooms and four bedrooms. To the rear is a private and enclosed rear garden. There is also the benefit of an attached garage.

Accommodation

Victoria Cottage is a substantial property believed to have been two former dwellings converted into the present layout, dating from the mid-19th Century, located close to the edge of the village in a peaceful location.

Crossing the threshold you are facing the stairs that rise to the first floor and doors that lead off to the principle reception rooms. The sitting room is a wonderful room bathed in natural light from a pair of sash windows, accompanied by a wood burning stove adding warmth and character to this lovely room.

The formal dining room or drawing room has a feature fireplace, tall ceilings and a sash window. The kitchen is a lovely farmhouse style affair with Belfast sink, flag stone floors and the windows overlook the pretty gardens. At one end of the kitchen is a potential utility or breakfast room that links back to the sitting room with access to the gardens.

Upstairs there are four good sized bedrooms which share a large and newly appointed family bathroom, as well as a separate shower room.

Gardens

To the rear are the lovely gardens; predominantly west facing and level. They are largely laid to lawn and filled with sun in the summer months. There is a brick paved patio with pergola, perfect for that sun downer at the end of the day or alfresco dining. The garage can be accessed from the garden with the gardener's privy to the side. Above the garage is a mezzanine area, accessed by a ladder, that can provide storage, be used as an office/study or even as an older child's play den.

Services

Oil fired central heating, mains water, wood burning stove

Directional notice

Crossing the Tamar continue along the A38 towards Liskeard. After approximately 5 miles and on entering the village of Tideford from the Plymouth direction turn left at the renowned butchers and the property will be found after a short distance on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



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