



Forder Saltash Cornwall PL12 4QB



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Sales and Lettings



## Forder Saltash

### NO ONWARD CHAIN.

Stunning detached five bedroom house set in large gardens on the edge of Saltash & with superb views of Trematon Castle. Situated just 350 yards from the Tidal Hamlet of Forder where drying moorings are available.

Over recent years the property has undergone extensive refurbishment including new bathroom suites and stylish modern high gloss kitchen in pencil grey, with a large central island.

£600,000

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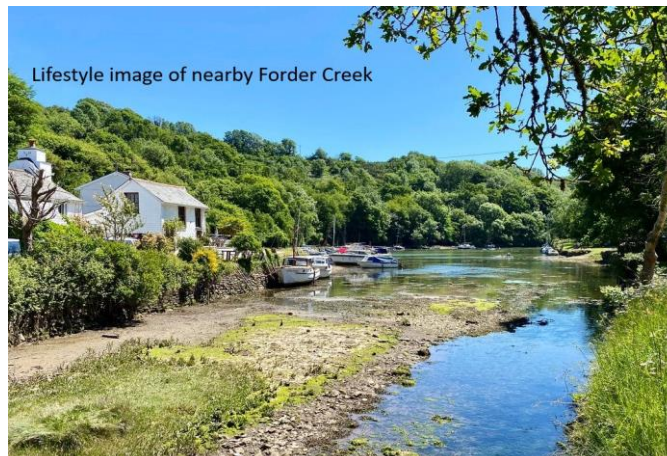
### **Belvoir!/Hennings Moir**

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Downstairs there is a double bedroom which is currently being used as a TV room, next to the utility/cloakroom, ideal for guests. Upstairs are 4 very good size double bedrooms. The master bedroom with en-suite shower room, opens onto a balcony with glass balustrade which overlooks the extensive garden and Trematon Castle. You approach the property via double timber gates which lead onto your substantial driveway for 6 plus cars. As soon as you enter the grounds, you immediately feel the sense of privacy with a 360 degree leafy outlook. The large gardens are a wildlife haven with a pond and stream frontage. The property is bordered with a large decking area with glass balustrade complete with hot tub so you can enjoy the soothing stream running past. The whole family can enjoy the outside space, with an enclosed private children's play area with picket fence around. A new double garage has been built at the top of the drive with electric door.

This is a unique and wonderful opportunity to own a substantial semi rural home set in a good size garden close to Saltash town. EPC = C

**ENTRANCE HALL**

**LOUNGE/DINER 28' 6" x 13' 8" (8.68m x 4.16m)**  
Engineered oak flooring, Wood burner & French doors open out onto decked area

**KITCHEN 19' 7" x 13' 1" (5.96m x 3.98m)**  
High gloss cabinets in pencil colour with central island, integrated appliances

**DOWNSTAIRS WC/UTILITY ROOM 5' 10" x 5' 5" (1.78m x 1.65m)**

**BEDROOM 5/TV ROOM 13' 6" x 9' 6" (4.11m x 2.89m)**

**MASTER BEDROOM 13' 8" x 13' 1" (4.16m x 3.98m)**  
Balcony

**EN-SUITE 7' 11" x 5' 5" (2.41m x 1.65m)**

**FAMILY BATHROOM 9' 6" x 8' 0" (2.89m x 2.44m)**

**BEDROOM 4/OFFICE 12' 10" x 8' 4" (3.91m x 2.54m)**

**BEDROOM 3 13' 11" x 9' 5" (4.24m x 2.87m)**

**BEDROOM 2 11' 2" x 13' 8" (3.40m x 4.16m)**

**EXTERIOR**

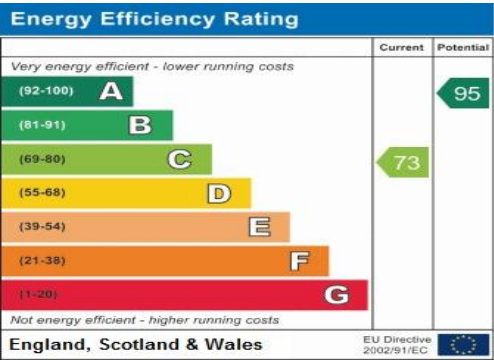
Detached double garage, substantial parking, gated entrance. Set in large gardens bordered with a natural stream & woodland set in an area of natural beauty. Private kids play area complete with trampoline, slide & swings

**NOTE**

Not on mains sewerage - has a Waste Management BioDisc that gets emptied every 18 months for £150

**DIRECTIONS**

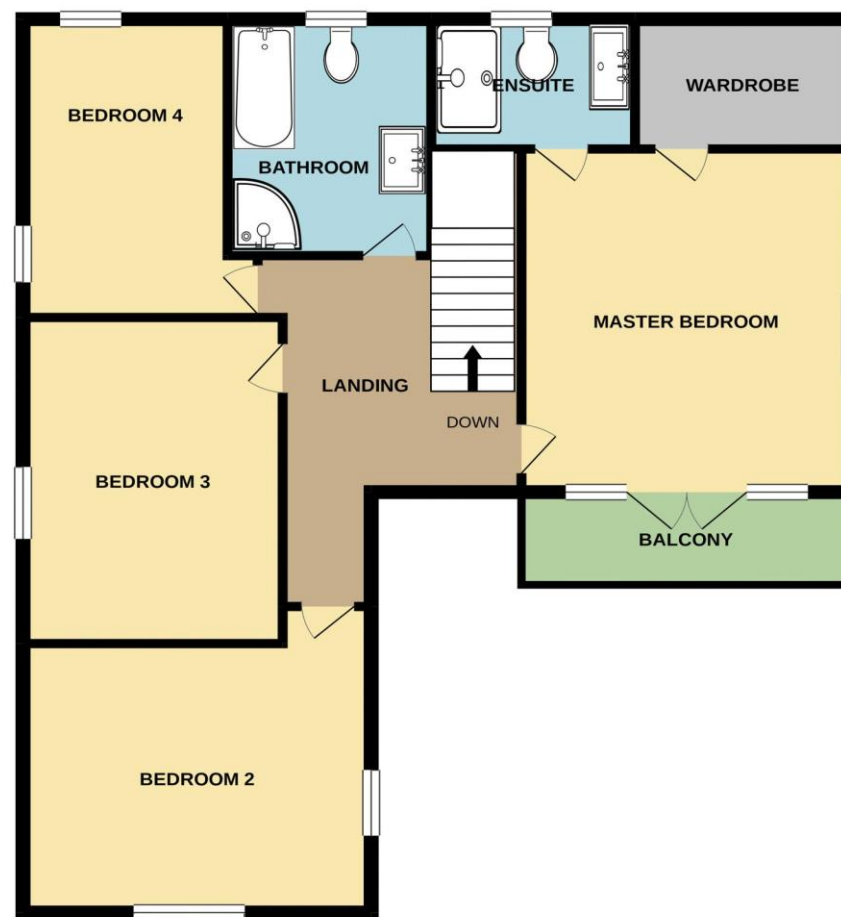
From top of Saltash town centre take the left fork into St Stephens road. Continue on this road (changes to Long Park road) at the mini roundabout straight across, next left (Back Hill) next right, next left (towards Forder) entrance to the property is on the right.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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