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Broadmoor Farm House, Elmgate, Saltash, PL12 4QX

£300,000

FOR SALE

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this full of character three/four bedroom detached cottage with gardens, parking for approx. 7/8 cars and detached outbuilding. The property is situated in an idyllic countryside location with very pleasant views overlooking the countryside and towards the estuary. The property is in need of some work but offers lots of potential. EPC = To Follow



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk





DESCRIPTION

This detached character property is in need of work and would be of interest to anyone looking for a project with lots of potential all set in an idyllic rural location with stunning countryside views which extend towards the estuary. The property is being offered for sale with no onward chain and really must be viewed to appreciate all this charming cottage has to offer. The accommodation briefly comprises lounge, dining room which leads into the kitchen and a further kitchen/utility room, downstairs shower room on the ground floor with three/four bedrooms and family bathroom on the first floor. The property boasts lots of period features including stone fireplaces, beamed ceiling and flagstone floors.

LOCATION

The property is located in a rural setting on the edge of the popular Cornish town of Saltash with all its local amenities. There is good transport links along the A38 corridor to the surrounding areas and Plymouth.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Wooden doors leading into the downstairs living accommodation, electric heater, flagstone flooring, stairs leading to the first floor.

LOUNGE

13' 8" x 11' 2" (4.17m x 3.4m) Double glazed window to the front aspect, electric heater, power points, feature fireplace, beamed ceiling, ornate coving.

DINING ROOM

12' 2" x 11' 4" (3.71m x 3.45m) Feature stone fireplace, double glazed window to the front aspect, electric heater, wooden floorboards, beamed ceiling, opening leading into the kitchen.

KITCHEN

13' 3" x 7' 9" (4.04m x 2.36m) Double glazed window to the side aspect with a pleasant outlook overlooking the garden, kitchen base units work surfaces above, double sink unit, part tiled walls, feature stone wall with recess for cooker, power points, tiled flooring, doorway leading into the utility room/further kitchen area.

UTILITY ROOM/KITCHEN AREA

10' 8" x 10' 7" (3.25m x 3.23m) Window to the side aspect, doorway leading to the garden, Belfast style sink unit, work surfaces, part tiled walls, tiled flooring, power points, built in eye level oven, gas hob, doorway leading into an inner hallway.

INNER HALLWAY

Walk in pantry style cupboard with shelving, loft hatch, tiled flooring, doorway leading into the downstairs shower room, opening leading into the rear lobby area.

SHOWER ROOM

9' 7" x 6' 4" (2.92m x 1.93m) Matching white suite comprising shower cubicle, pedestal wash hand basin, low level w.c., obscure glass window to the rear aspect, beamed ceiling.

REAR ENTRANCE AREA

10' 0" x 7' 11" (3.05m x 2.41m) From the inner hallway there is an archway which leads to a rear reception area which has tiled flooring, doorway leading into the main hallway, stable style door leading to the side of the property and the parking area.

STAIRS

Stairs leading to the first floor landing, wooden doorways leading into the first floor living accommodation, feature windows with inset period style coloured glass.

BEDROOM 1

13' 1" x 11' 2" (3.99m x 3.4m) Double glazed window to the front aspect with a pleasant views overlooking the local countryside and towards the estuary, power points, electric heater, feature stone fire place, beamed ceiling, storage cupboard, archway leading into bedroom 4/dressing room.

BEDROOM 2

12' 11" x 10' 4" (3.94m x 3.15m) Double glazed window to the front aspect with a pleasant outlook overlooking the local countryside, electric heater, power points, beamed ceiling.

BEDROOM 3

11' 4" x 8' 2" (3.45m x 2.49m) Double glazed window to the side aspect, power points, electric heater, beamed ceiling.

BEDROOM 4

9' 00" x 6' 3" (2.74m x 1.91m) Bedroom 4 is currently used as a dressing room for bedroom 1 but could easily be put back into a bedroom on its own. Double glazed window to the front aspect with countryside views which extends towards the estuary, built in wardrobes, power point, beamed ceiling, archway leading into bedroom 1.

FAMILY BATHROOM

Matching bathroom suite comprising bath, low level w.c., twin wash hand basins with cupboards beneath, bidet, part tiled walls, wall mounted heater, window to the side aspect, linen cupboard.

OUTSIDE

To the front of the property there is a garden which is mainly laid to lawn with natural hedge borders to the sides and wrought iron railings with gateway to the front, pathway leading to the side with gateway giving access to the garden.

GARDEN

There is a pleasant garden which is mainly laid to lawn with various mature plants, shrubs and trees.

DETACHED OUTBUILDING

Location at the side of the property there is a detached outbuilding which will require some work.

SIDE GARDEN

At the side of the property there is a further garden area which is laid to lawn.

PARKING

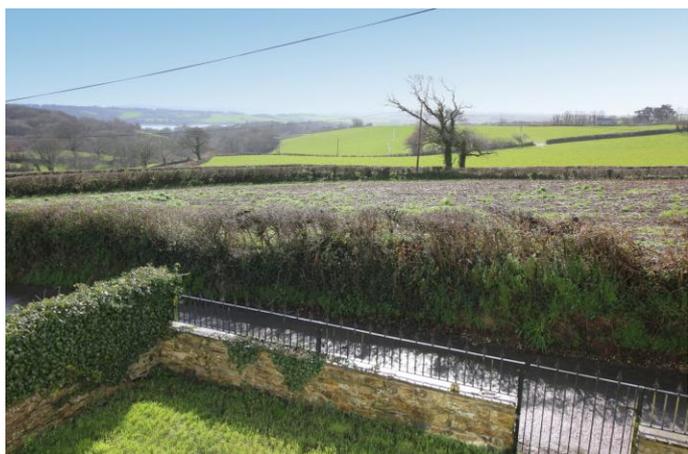
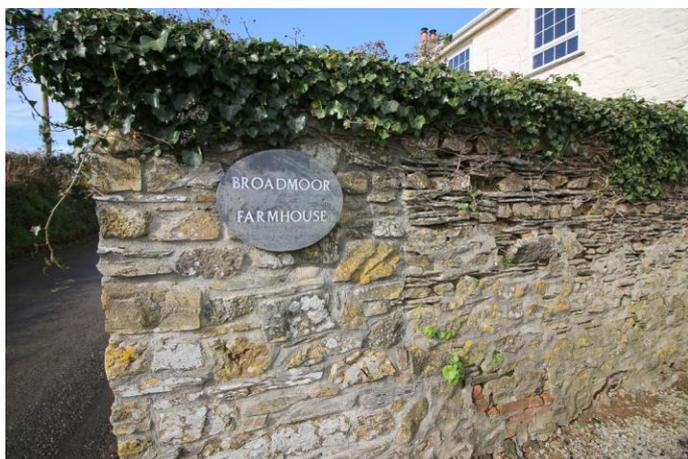
The property has the advantage of having off road parking for approx 7/8 cars located at the front and side of the property. To the side of the property there are two outside storage cupboards.

Ground Floor



First Floor





VIEWING

By appointment with Wainwright Estate Agents

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Saltash
Cornwall
PL12 6AF

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