



Heskyn Mill Cottage, Tideford



STAGS





Heskyn Mill Cottage, Tideford

Saltash, Cornwall, PL12 5BG

Plymouth City Centre 11.7 miles • Saltash 6.1 miles • Newquay Airport 36.4 miles • East Looe Beach 9.5 miles

An immaculately presented three-bedroom cottage set within approximately 2.95 acres of level gardens, paddocks and stabling alongside the River Tiddy, combining period character with contemporary interior in an idyllic rural setting.

- An Beautifully Presented Three-Bedroom Detached Cottage
- Rural yet Accessible Location
- Ample Parking for Multiple Vehicles
- Freehold
- Generous Plot Extending to Circa 2.95 acres with Stabling
- Private River Frontage to the River Tiddy
- Newly Fitted Kitchen with Premium Appliances
- Council Tax Band C

Offers In Excess Of £550,000

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SITUATION

Heskyn Mill Cottage is a charming rural home occupying an accessible yet picturesque setting on the outskirts of Tideford, surrounded by the rolling Cornish countryside. Tideford is a welcoming village with a strong sense of community, conveniently located between Saltash and Liskeard. Local amenities include a historic public house, a well-regarded butcher and Heskyn Mill Restaurant, situated adjacent to the property. The cottage benefits from excellent access to the A38, providing convenient links to Plymouth and the wider region, while Cornwall's celebrated coastline, with its sandy beaches, picturesque harbours and spectacular coastal walks, is all within easy reach.

DESCRIPTION

Heskyn Mill Cottage is an immaculately presented three-bedroom equestrian home occupying an idyllic riverside plot of approximately 2.95 acres, with the River Tiddy forming its picturesque southern boundary. This attractive double-fronted stone-built cottage combines period character with contemporary luxury, having been thoughtfully extended and comprehensively refurbished to provide spacious and beautifully appointed living accommodation finished to an exceptional standard throughout. Flooded with natural light, the accommodation centres around a superb open-plan living space, complemented by an impressive double-height sitting room featuring striking architectural glazing. Enjoying level gardens, paddocks and stabling, together with setting rich in wildlife, Heskyn Mill Cottage offers a rare opportunity to acquire a stylish and versatile lifestyle property in a truly enchanting rural setting.

ACCOMODATION

Entered via a newly fitted front door, the property opens into a generous open-plan living space occupying the entirety of the original cottage's ground floor. Recently replaced, the beautifully appointed kitchen comprises an extensive range of contemporary gloss cabinetry beneath quartz work surfaces, complemented by a range of premium integrated appliances, including a wine fridge. The adjoining dining area provides ample space for entertaining and features an inset wood-burning stove, creating a warm focal point during the cooler months, while attractive ceramic tiled flooring extends throughout the ground floor.

A sympathetic extension has significantly enhanced the living accommodation, introducing a stunning triple-aspect sitting room with French doors opening onto the terrace and impressive double-height architectural glazing that floods the space with natural light. A well-appointed utility room and cloakroom complete the ground floor accommodation, whilst a rear door provides further access from the kitchen to the patio and gardens.

A staircase with contemporary glass balustrading rises to the first floor, where a large picture window frames attractive views across the rear garden. The first-floor accommodation comprises three generous double bedrooms and a beautifully appointed family bathroom. The principal bedroom extends into the newer section of the property, creating an especially spacious retreat with fitted wardrobes and a stylish en-suite shower room. Bedrooms two and three are both bright, well-proportioned doubles benefiting from useful built-in storage. The family bathroom is fully tiled and fitted to an exceptional standard, featuring an oversized bath with shower over, quality sanitaryware and bespoke fitted storage throughout.





OUTSIDE

The property is approached via a private driveway and five-bar gate, leading to a generous gravelled parking area with space for several vehicles. The gardens wrap around three sides of the cottage, with a rear patio and raised deck accessed directly from the kitchen and sitting room, providing an ideal setting for outdoor dining and entertaining. A substantial timber storage shed offers useful storage, whilst a raised flood mitigation wall surrounds the immediate curtilage of the property. Beyond the formal gardens, an attractive area of level lawn enjoys private frontage to the River Tiddy, creating a peaceful setting rich in wildlife. A five-bar gate leads into the adjoining paddock, which also benefits from separate vehicular access. Predominantly level and bounded by mature Cornish hedgerows and the river, the paddock offers excellent grazing and is complemented by stabling for three horses, making the property particularly well suited to equestrian use.

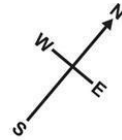
SERVICES

The property is supplied by mains electricity & water. There is an LPG tank for heating/cooking. Wood-burning stove in lounge. Private drainage - water treatment plant on property. Based on the latest data at Ofcom Ultrafast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.

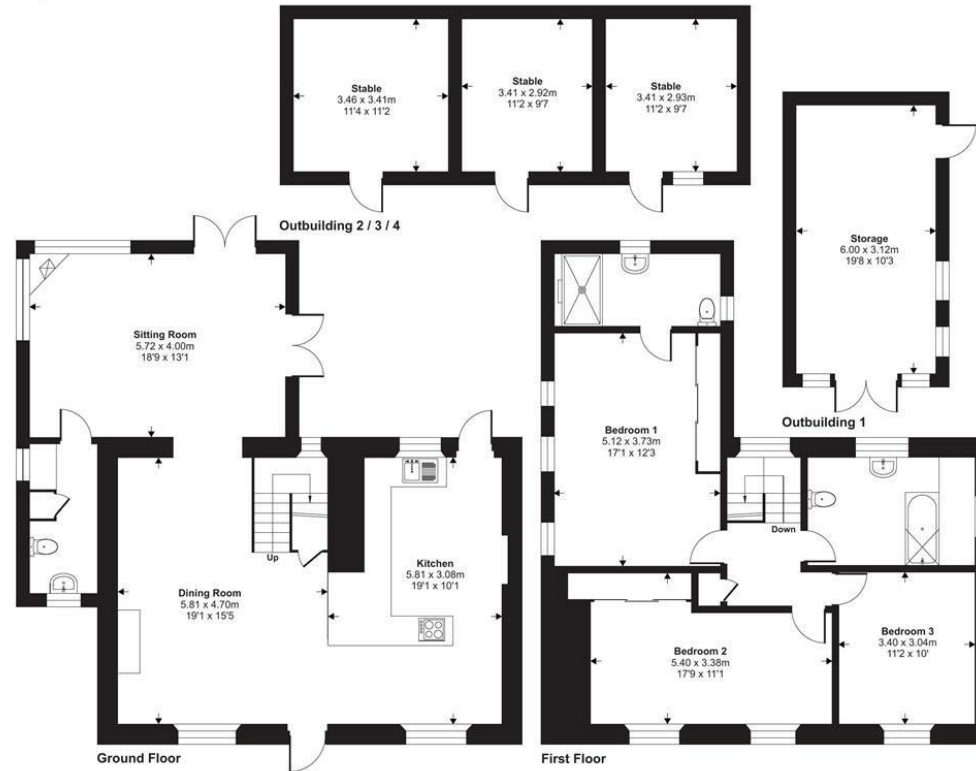
AGENT'S NOTE

We understand the property has experienced historic flooding, however the current vendors have invested in extensive flood mitigation measures to reduce the risk. These include maintenance of the flood prevention wall, the installation of a flood proof front door, external flood gates on all other ground floor windows/doors, an electric syphon pump which sits within a sunken well.





Approximate Area = 1654 sq ft / 153.6 sq m
Outbuilding = 544 sq ft / 50.5 sq m
Total = 2198 sq ft / 204.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2026. Produced for Stags. REF: 1537135



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



