

# Lowertown House, School Road







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Landrake, Saltash, , PL12 5EA

Plymouth City Centre 10.1 miles • Saltash 3.9 miles • Newquay Airport 36.6 miles • Seaton Beach 8.9 miles

Lowertown House is an impressive detached six-bedroom property offering generous and versatile accommodation rich in character. Sitting in a prominent village location with gardens extending to circa 0.3 acre, this property presents a rare opportunity to purchase piece of local history.

- A Historic Grade II* Listed House Dating Back to the 16th Century
- Central Village Location
- Available for the First Time in Over 90 Years
- Council Tax Band G
- Attractive Gardens Extending to Circa 0.3 acres
- Expansive and Versatile Accomodation
- Generous Attic and Adjoining Workshop with Potnential for Development
- Freehold

## Guide Price £795,000


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## SITUATION

Lowertown House is a distinguished period property occupying a prominent south-facing position in the heart of the village of Landrake, South East Cornwall. Landrake enjoys a strong sense of community and offers a range of everyday amenities, including a well-regarded primary school, village shop and post office, traditional public house, community hall and historic parish church. Conveniently situated between Saltash and Liskeard, the village benefits from excellent access to the A38, providing swift connections to Plymouth and the wider region. Cornwall's renowned coastline, with its sandy beaches, picturesque harbours and scenic coastal walks, is also within easy reach. Combining village convenience with excellent connectivity, Lowertown House is ideally positioned to enjoy the very best of the South West.

## DESCRIPTION

Lowertown House is an exceptional Grade II* Listed former farmhouse sitting in a circa 0.3 acre plot with a rich and fascinating history, understood to date back to the late 16th century before being extended and remodelled during the 17th and 18th centuries into the house seen today. Originally forming part of the renowned Mount Edgcumbe Estate, the property has remained in the ownership of the same family for approximately 90 years and now presents an increasingly rare opportunity to become the custodian of a substantial period home of immense character and charm. Arranged over three floors and distinguished by its attractive triple-fronted façade, the accommodation is both generous and highly adaptable, offering excellent potential for multi-generational living and further development, subject to any necessary permissions and consents. Complemented by level parking, attractive gardens and a range of useful outbuildings, Lowertown House is a home of remarkable heritage and enduring appeal, offering a rare chance to own one of Landrake's most distinctive and historically significant residences.

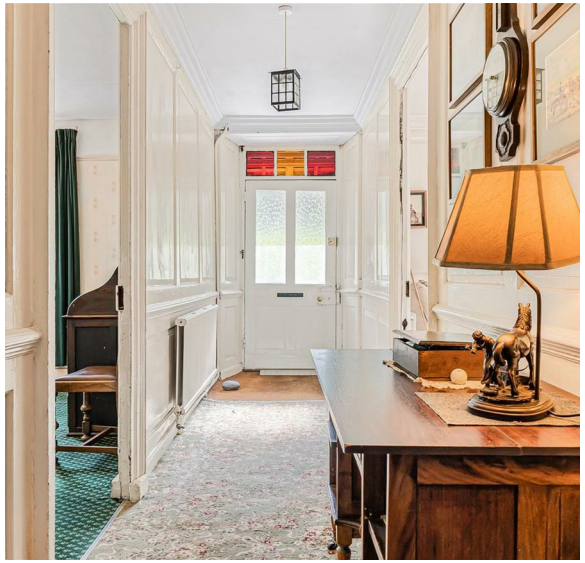
## ACCOMODATION

The accommodation retains an abundance of period character, with many original features from across the centuries surviving throughout. Entered via a handsome timber front door with polished ironmongery , a welcoming entrance hall provides access to the principal reception rooms. Positioned either side of the hall are two elegant south-facing reception rooms overlooking the front garden. The panelled drawing room is a beautifully proportioned room, displaying classic Georgian symmetry with sash windows complete with shutters, built-in cabinetry and a wood-burning stove set within a slate fireplace. The formal dining room and sitting room also enjoy attractive garden views and feature working fireplaces, creating highly versatile spaces for both everyday family life and entertaining. To the rear of the property, the farmhouse-style kitchen/breakfast room is rich in character, featuring slate flagstone floors, shaker-style cabinetry, solid oak worktops and a gas hob set within the original chimney breast alongside a traditional clome oven. A secondary kitchen/utility room and cloakroom complete the ground floor accommodation.













Two staircases, positioned at either end of the house, rise to the first floor where there are six bedrooms, a family bathroom and a separate shower room. The principal bedrooms are particularly well proportioned and enjoy delightful south-facing views over the gardens. One of the bedrooms accommodates an impressive half-tester bed, understood to have remained within the house for well over a century, adding to the property's remarkable history and sense of continuity. In addition to the principal rooms, there are three further double bedrooms and a single bedroom.

Both staircases continue to the second floor, where a substantial attic room spans the full length of the house. Featuring original fireplaces at either end, this expansive space offers tremendous scope for further enhancement and adaptation, subject to any necessary consents. Throughout, Lowertown House is adorned with a wealth of period features and historic detailing, with each room contributing to the rich story of this impressive and much-loved family home.

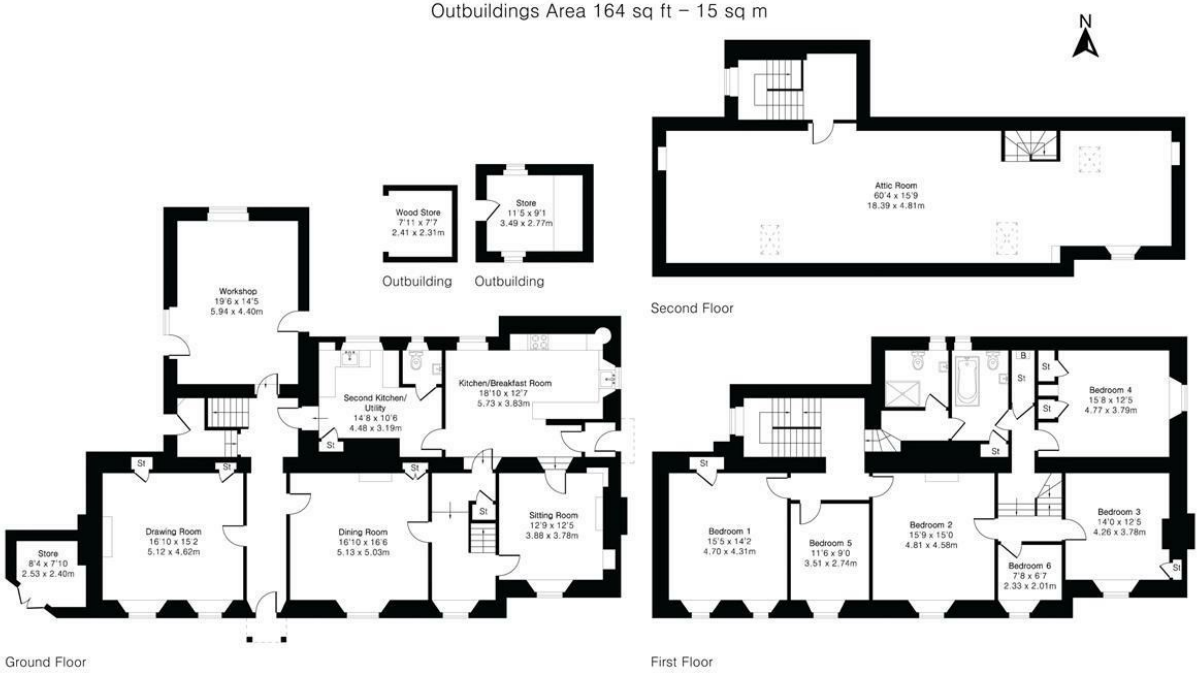
## OUTSIDE

Lowertown House occupies a generous plot extending to approximately 0.3 acres, with the principal gardens situated to the front of the property, gently rising towards the entrance gate on School Road. Predominantly laid to lawn, the gardens are interspersed with a variety of mature trees and shrubs which provide colour, interest and a some privacy throughout the seasons. An attractive historic stone boundary wall encloses the garden on three sides, enhancing the property's character and sense of enclosure. To the western side of the house, level off-road parking provides space for multiple vehicles, whilst a sheltered seating area adjoining the kitchen offers an ideal spot for outdoor dining and entertaining. Further features include a greenhouse and a selection of useful stone outbuildings. Attached to the rear of the property is a substantial double-height barn/workshop, presenting exciting potential for conversion or further development, subject to any necessary permissions and consents. Overall, the gardens and grounds provide a delightful setting in which to relax and enjoy the sunshine, complementing the historic charm and versatility of this exceptional village home.

## SERVICES

The property is supplied by all mains services and heated by a gas fired boiler. Based on the latest data at Ofcom Ultrafast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property. Please note that the agents have neither inspected nor tested these services.

**Approximate Gross Internal Area 4687 sq ft - 435 sq m**
**(Including Garage & Excluding Outbuildings)**
Ground Floor Area 2110 sq ft – 196 sq m
First Floor Area 1522 sq ft – 141 sq m
Second Floor Area 1055 sq ft – 98 sq m
Outbuildings Area 164 sq ft – 15 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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