



Notter Gardens,
Notter Bridge, Saltash.

Jefferys ESTABLISHED 1865

Notter Gardens Notter Bridge Saltash Cornwall PL12 4RW

Guide Price: £337,500

A detached south facing bungalow enjoying countryside views with approximately 5.5 acres of land. The bungalow is of shuttered concrete wall construction and has been lined internally with asbestos sheeting. As such, the property may not represent an acceptable mortgage security to some of the main stream lenders. Nonetheless it has huge potential having been used in the past as a productive market garden. The land is steeply sloping but extremely attractive with a large selection of mature hardwoods and conifers, springs and a stream. The bungalow is fully double glazed and has a solid fuel central heating system. The bungalow is conveniently placed for easy access to the main A38 road way and the City of Plymouth.

This property is situated just to the east of the rural village of Landrake. While the property enjoys a very secluded location, it is very conveniently placed for easy access to the main A38 Liskeard – Plymouth roadway.

The village of Landrake lies approximately half a mile to the west where there is a Primary School, Parish Church, Public House and village shop/Post Office. The City of Plymouth is some 6 miles to the east while the market town of Liskeard is some 10 miles to the west.

Double glazed window and door openings have been fitted in recent times and while the property would benefit from being professionally dry lined, it has considerable potential for the

future with a large roof space area very suitable for conversion.

While the grounds are steeply sloping, they are extremely attractive with mature trees, springs, a stream and a large selection of wildlife and fauna including ancient Tamar Valley daffodils.

There is a basic Garage/Workshop and ample off-street parking and plenty of space adjoining the bungalow to extend and further improve the property.

COVERED SIDE ENTRANCE AREA 14' 8" x 14' 8" (4. m x 4.5m)

Corrugated Perspex roof cover, door to the parking area and doors to the garden areas to the rear and side.

KITCHEN/DINING ROOM 17' 4" x 13' 3" (5.32m x 4.07m) (maximum)

Window to side, window and door to the covered entrance area, feature pine kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, partly tiled and pine clad walling, solid fuel Rayburn cooker with back boiler to heat water and radiators.

DINING ROOM 11' 3" x 11' 1" (3.45m x 3.39m)

Window to front, radiator, louvre doors to airing cupboard with hot water storage tank and electric immersion heater.

LOUNGE 14' 3" x 12' 0" (4.37m x 3.67m) – plus Small Bay

French doors to front enjoying rural views, feature stone fireplace with multi burner.

INNER HALL

Hatchway with ladder to a large roof space area, radiator.

BEDROOM ONE 11' 7" x 10' 9" (3.58m x 3.32m)(min)

Window to front, built-in wardrobes, radiator.

BATHROOM

Window to rear, suite comprising panelled bath with shower over, pedestal wash hand basin, low level W.C., partly tiled walls, radiator.

BEDROOM TWO 9' 6" x 8' 0" (2.92m x 2.45m)

Window to rear, radiator.

BEDROOM THREE 10' 7" x 9' 6" (3.25m x 2.92m)



Window to rear, radiator.

OUTSIDE

Large concrete car parking area to the side.

WORKSHOP 18' 4" x 11' 4" (5.61m x 3.49m)

Of wood and pressed steel construction with electricity connected.

GARAGE 15' 6" x 9' 8" (4.77m x 2.99m)

Of wood and pressed steel construction - inspection pit, up and over door, electricity connected.

TWO STORAGE CELLARS

Beneath the Bungalow.

VEGETABLE GROWING AREA

To the side.

EXTENSIVE GROUNDS

With mature conifers, hardwoods, springs and a stream.

PLAN

A plan is attached to these particulars showing the extent of the property offered for sale edged red amounting to 5.5 acres of land.

SERVICES

Mains water and electricity. Septic tank drainage. Solid fuel central heating.

NOTE - Due to the result of a recent Mundic Test the property is not suitable for mortgage purposes. Suitable cash buyers only.

COUNCIL TAX - Band: 'D'

EPC RATING- Band: 'F'

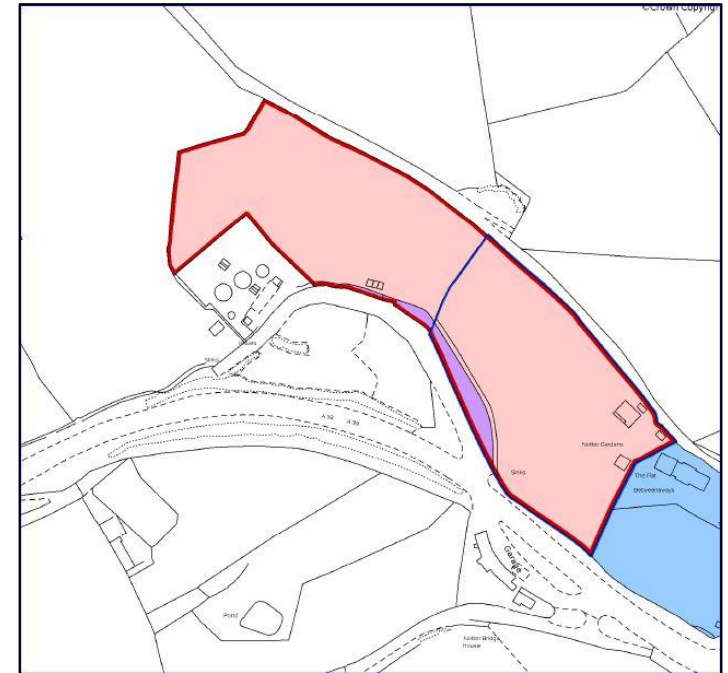
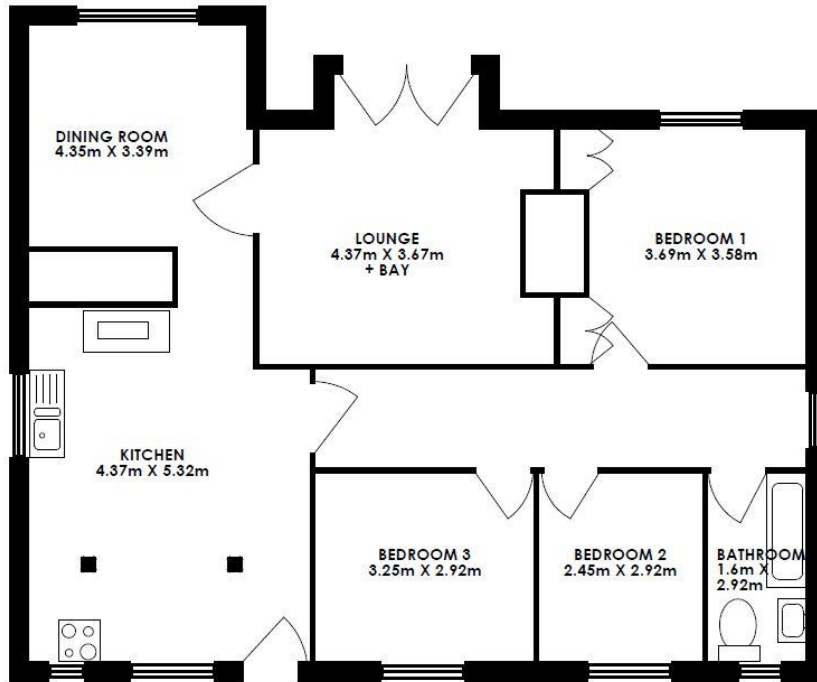
VIEWING

Strictly by prior appointment with the vendors agents – Jefferys. Tel: 01579-342400

DIRECTIONS

On leaving the village of Landrake on the A38 heading towards Plymouth, turn left at the bottom of the hill, immediately opposite Notter Bridge Garage. Follow the road for approximately 100 metres and take the first turning to the left. Follow the road up the hill for approximately 200 metres and the property will be found on the left hand side.





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