



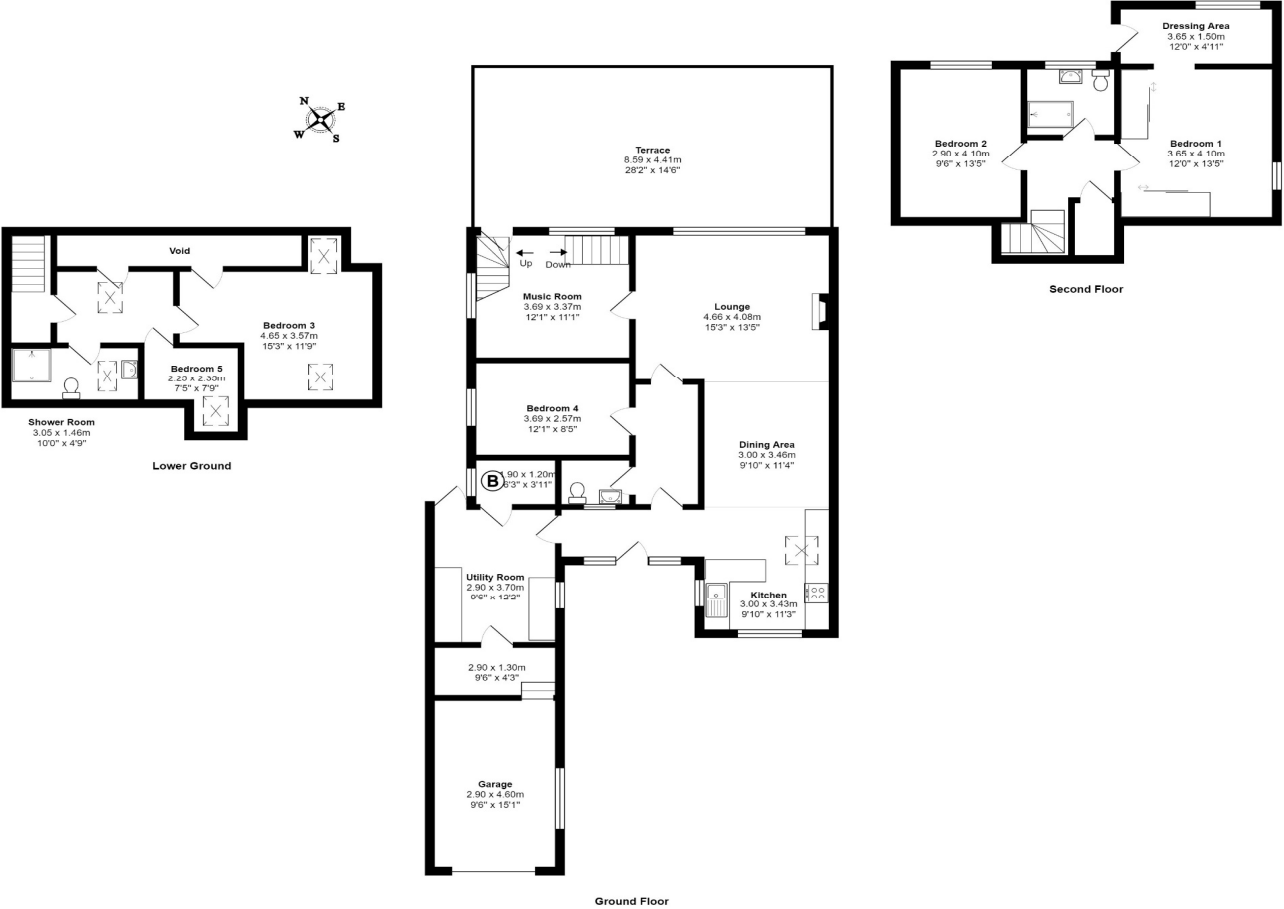
PILKINGTON ESTATES

**Barn Park, Saltash, PL12**

**Offers Over: £425,000**

*Freehold*

# Barn Park, Saltash, PL12



Total Approximate Area - 189.0 m<sup>2</sup> ... 2034 ft<sup>2</sup> (excluding void, terrace)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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***Located in one of Satlash's most desirable streets is this beautifully presented four/five bedroomed family home set on a sizeable plot. The property has been intelligently extended and altered over the years to create versatility and flexibility for growing families, or alternatively is perfectly suited for multigenerational living or someone looking to live solely on one level. The ground floor provides access to the home and has a spacious and elegantly decorated open plan living and dining area with a modern kitchen. The dual aspect room lets in an abundance of natural light and offers one panoramic views over the River Tamar. On this level there is also the potential for a secondary living space like a snug, or alternatively provides the fourth bedroom. Below, there are a further two double bedrooms that are as equally as delightfully decorated and full of light as the rest of the property along with a contemporary shower room. This level has previously been used as an annexe, and could quite easily be converted back into one if needed for multigenerational living. The top floor of the property again provides two light and airy bedrooms and a second shower room. Externally, the property continues to be deceptively large with a generously proportioned and sunny garden full of potential to the rear. Uniquely, this home also has a large sun terrace accessed via the ground floor, benefitting from breath taking views across the water and beyond. To the front, there is off-road parking for multiple vehicles along with a large integral garage.***

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.