



Hatt, Saltash, Cornwall, PL12

Guide Price: £1,750,000

Freehold



Hatt, Saltash, Cornwall, PL12

This 350-year-old property is nestled within the Cornish countryside and was once owned by King Charles II. Originally two separate cottages this property formed a piggery and dairy farm, however in the last two decades the property has seen substantial improvements. The exclusivity of the home is second to none with an acre of formal gardens on the property's doorstep, with an additional twenty-four acres of farmland attached.

The property, located on the outskirts of Hatt is a short car journey away from the city or alternatively a short trip to the Cornish coastline. Those looking to live a countryside lifestyle, needn't look further.

The ground floor of this well presented home offers a character filled living room with a stone fireplace as the focal point and windows facing the acreage to the rear. Double doors separate the main living room with the spacious open-plan and bespoke kitchen/dining room which boasts Spanish slate flooring throughout, perfectly in keeping with the age of the property. The ground floor also benefits from a larger than average utility room and a contemporary shower room.

Upstairs, the charm continues with four double bedrooms, all of which have been decorated to an equally as impressive standard. Two of the rooms offer fresh en suites, whilst the remaining two bedrooms share the immaculately presented family bathroom.

A one-bedroom, self-contained annexe is located at the front of the property, perfectly lending itself to multigenerational living opportunities or conversely a source of income. The annexe, much like the main residents has been presented immaculately, with fully functional kitchens and bathrooms; whilst also boasting its own patio area to the rear, maximising the countryside views to the rear. In addition to the annexe there is a further outbuilding, the vendors have called 'Tamar Cottage'. This cottage was once an old stable block and is now used as a garden office with its own outdoor dining area and Hot tub and offers holiday letting potential.

There are two large working barns with electricity and running water, storage sheds and a poly-tunnel to grow fresh strawberries or whatever takes your fancy! Solar panels provide an annual income and there is plenty of well-developed farmland with tracks already laid with hardcore.

The views across the Cornish hills are expansive and impressive; there are wonderful and differing aspects to enjoy from the garden towards the private woodland, pond, over the lawns and streams, or from the secret BBQ lodge hidden in the woods. Whilst completely private, the garden is a wildlife haven, with regular visits from deer, squirrels, and an amazing array of birds. Enjoy unspoilt walks amongst the glorious landscape, surrounded by greenery and woodland – this wonderful home is in a truly magical spot.





Pilkington Estates - Plymouth

Third Floor
Unit 7
Sutton Harbour
Plymouth
Devon
PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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.