



  
PILKINGTON ESTATES

**Eales Farm, Saltash, Cornwall, PL12**

**Offers Over: £600,000**

*To be advised*

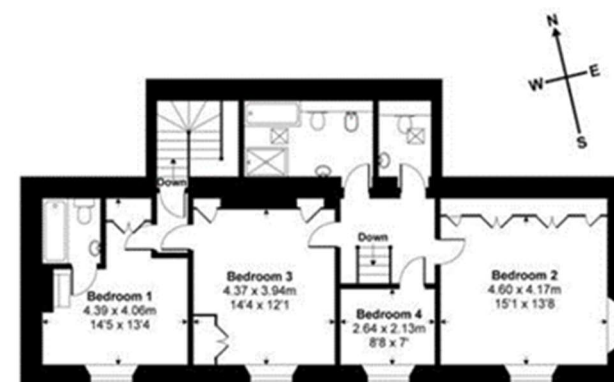
# Eales Farm, Saltash, Cornwall, PL12

This Grade II listed property will be sure to exceed a buyer's expectation, sitting on a generous plot with an array of greenery whilst also offering an abundance of off street parking, this home has everything to offer. The property is an ex farmhouse and benefits from huge amount of character throughout. The ground floor offers two reception rooms, one of which boasting a log burner, perfect for those winter evenings. The other reception room has previously been utilised as a dining room but could alternatively be used as a second sitting room. Downstairs offers a craft room to the side aspect, which works perfectly for those who work remotely. To the rear, the property offers a utility which is accessible via the entrance hallway. The focal point of downstairs is the large kitchen / breakfast room to the rear of the home, offering ample space for a large dining room table. Perfectly suited for those who like to entertain their guests.

Upstairs, the characterful finishes continue with the property offering three well-proportioned double bedrooms and a further single bedroom. The main bedroom benefits from a contemporary en suite whilst the further three bedrooms share the family bathroom to the rear.

The property is versatile and lends itself to multigenerational living on one side of the home, whilst potentially offering further development opportunities externally. The properties gardens are secluded and very private with a large number of tree's creating a peaceful feel to the rear. The property has an added bonus of a large outbuilding adjacent to the main home, which can be used as a form of storage, someone's home gym or potentially developed even further. The period family home offers a private drive leading to plentiful off-street parking, as well as a double garage.

Approximate Area = 2629 sq ft / 244.2 sq m  
Garage = 288 sq ft / 26.7 sq m  
Total = 2917 sq ft / 270.9 sq m  
For identification only - Not to scale



First Floor



Ground Floor





## Pilkington Estates - Pilkington Estates Cornwall

5 Keast Mews  
Fore Street  
Saltash  
PL12 6AR

T:  
E: [cornwall@pilkingtonestates.co.uk](mailto:cornwall@pilkingtonestates.co.uk)  
[www.pilkingtonestates.co.uk](http://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.