



Briars Ryn, Pillaton, Saltash, Cornwall, PL12

Offers Over: £800,000

Freehold

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This impressive three-bedroom detached home has been completely transformed by its current owners in recent years. Nestled in the charming village of Pillaton, this exquisite property offers a harmonious blend of serene gardens and modern conveniences.

Inside, the house is a testament to modern comfort and efficiency. Fully re-plumbed and re-wired in 2019, it boasts underfloor heating and a solar thermal hot water system, ensuring warmth and hot water on demand. Motion sensor lighting in bathrooms adds a touch of convenience, while hardwired internet ports in every room cater to modern connectivity needs.

The property offers versatile spaces, with a fully insulated and boarded main loft that could serve as a playroom, studio, or reading nook. An office space provides a quiet area for work or study but could otherwise be utilised as a fourth bedroom. An extension with warm roof construction maintains a consistent temperature, while planning for a roof terrace promises breathtaking countryside views.

As you step into the expansive garden, you'll be greeted by the soft glow of atmospheric lighting dancing among the trees, creating a magical ambiance. Perfect for outdoor enthusiasts, the garden boasts exterior power points and water supply at strategic points, making gardening and outdoor entertaining a breeze.

Mature plants, including a stunning collection of David Austin roses, adorn the landscape, while a tranquil pond beckons you to its outdoor entertainment area. For culinary enthusiasts, an outdoor kitchen with built-in storage and contemporary concrete worktops awaits your creations. Need a space to let your creativity flow? A large garden workshop or studio provides the perfect retreat.

In Pillaton, community spirit thrives. Enjoy the friendly village atmosphere, where you can engage in village activities or retreat to privacy as desired. A local pub offers a cozy spot for gatherings, while the village committee organizes a variety of events throughout the year. From gardening clubs to village shows, there's always something to do.

Convenience is key, with easy access to nearby towns such as Callington, Saltash, and Liskeard, each just a short drive away. Golf enthusiasts will appreciate the proximity to St Mellion Golf Club, while families benefit from the nearby schools, including Sir Robert Geoffrey School and St Mellion School.

Discover the perfect blend of tranquillity and modern living in this exceptional Pillaton property, where every detail has been thoughtfully designed for comfort and convenience.







