



Hatt, Saltash, Cornwall, PL12

Offers Over: £1,500,000

Freehold

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This incredibly well-presented converted Cornish Long Barn property is nestled within the Cornish countryside with no near neighbours. Originally two separate cottages this property formed a piggery and dairy farm, however in the last three 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 pasture and woodland.

The property, located in the parish of Botus Fleming is a short journey into Plymouth via the Tamar Bridge and just a 25-minute drive from the beautiful 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, as well as a traditional Aga, perfectly in keeping with the age of the property, and the open plan space offers a wonderful entertaining area which blends in with the outside patio beautifully. The ground floor also benefits from a larger than average utility room and a contemporary shower room with WC.

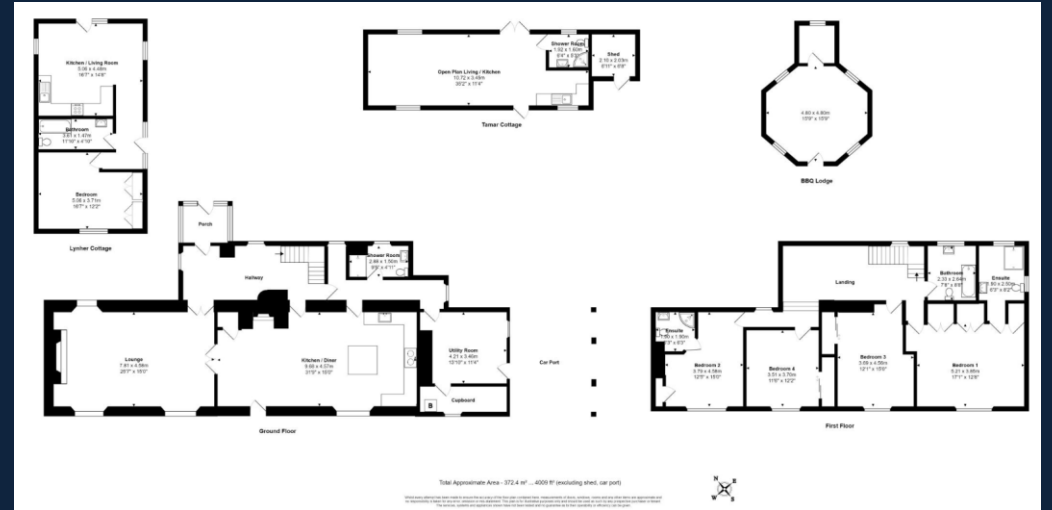
Upstairs, the charm continues with four double bedrooms, all of which have been decorated to an equally as impressive standard. Two of the rooms offer fresh en suites, whilst the remaining two bedrooms share the immaculately presented family bathroom.

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 kitchen and bathroom whilst also boasting its own patio area to the rear, maximising the spectacular countryside. In addition to the annexe there is a further outbuilding, the vendors use as a garden office with its own bedroom, shower and W.C. With an outdoor dining area and Hot tub and offers holiday letting potential. It also boasts a log burner and is plumbed and wired to easily be converted to a holiday let.

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 re-wilding area with an established woodlands and hidden BBQ lodge, the pond and streams, 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.

St. Mellion is a short trip away from the property whilst Dartmoor and China fleet are easily accessible and are only a short car journey from the properties entrance. EPC: E







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	45
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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