



Trerulefoot, Saltash, Cornwall, PL12

Offers Over: £550,000

Freehold

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Nestled within an exclusive and peaceful community in Cathfrench, this charming four-bedroom home offers a perfect balance of rural tranquillity and convenience. With its proximity to the A38, it provides an ideal setting for those seeking a quiet countryside lifestyle while maintaining easy access to Devon and further into Cornwall.

The property is thoughtfully designed over two floors with a reverse layout that maximizes space and functionality. The entrance level is accessed through a bright and welcoming conservatory, which also serves as an additional reception area. This floor includes a spacious kitchen and breakfast room, a separate utility room, and a convenient WC. At the centre of the home is an expansive living room, full of character and original features, offering a warm and inviting space for relaxation and entertaining. Adjacent to the living room, a formal dining room adds versatility and charm to the living spaces.

The lower-level features four generously sized bedrooms, each providing ample space for large furnishings and personal touches. If fewer bedrooms are needed, there is potential to repurpose one into an additional bathroom or en-suite. A large family bathroom is already in place, perfectly catering to the needs of any household.

The surrounding grounds are a true delight, bordered by mature hedgerows that enhance privacy and seclusion. The property is beautifully landscaped with maintained lawns, secluded patios, and vibrant flower beds, creating a serene outdoor retreat. A spacious driveway accommodates multiple vehicles, adding practicality to the property's appeal.

Adding further value is an impressive two-story outbuilding, currently utilized for vehicle storage and a workshop. A staircase leads to the upper level, offering incredible potential for conversion into a self-contained apartment or an extension of the main home, presenting exciting opportunities for additional living or workspaces.

This delightful property exceeds all expectations, combining charm, functionality, and potential in a peaceful rural setting. A viewing is highly recommended to appreciate everything it has to offer. EPC D



