







DC
LANE

SELL • LET • MANAGE

, Saltash, PL12 4QT
£900,000 Freehold

 3  3  2  E



£900,000

Saltash, PL12 4QT

- Exceptional Detached Residence
- Located in Waterside Hamlet
- Contemporary Designed Accommodation
- Ample Parking Multiple Vehicles
- No Onward Chain
- Three Double Bedrooms
- Three Luxury Bathrooms
- Arranged Over Three Storeys
- Breathtaking River Views
- Council Tax Band D

DC Lane are delighted to showcase this expectational detached residence located within the waterside hamlet of Antony Passage close to the coastal town of Saltash and within easy access to the Devon Expressway.

Positioned on the tranquil banks of the River Lynher, this splendid property offers a rare blend of modern luxury and natural serenity. Arranged over three storeys of beautifully designed contemporary accommodation, this home is perfectly suited for both relaxed family living and sophisticated entertaining. The ground floor boasts a sleek, fully integrated kitchen with premium appliances anchored by a charming wood burner set within a feature fireplace, this space offers the perfect setting for intimate dinners and lively gatherings alike. A laundry room and luxury bathroom are also on this floor.

The upper floors offer a flexible layout, including a principal suite with a spa-like en suite, this peaceful bedroom offers a tranquil retreat with a stunning calming and captivating view of the river from its own Juliette balcony. Additional bedrooms are spacious with luxury finishes and modern conveniences throughout, a home office or media room adds further versatility to one of the bedrooms. The expansive open-plan living space boasts rich flooring adding warmth and texture, while a central wood burner creates a cosy focal point. Two sets of French windows open onto Juliette balconies, inviting in natural light and framing the breathtaking ever-changing riverscape in full view with port hole windows offering stylish design accents.

This garden is perfect for low maintenance outdoor living with pathways winding through the garden, connecting a series of cosy seating nooks and open spaces with seating areas strategically placed to capture sunlight or shade throughout the day. With ample parking if you are seeking a distinctive home that combines luxury, tranquility and a connection to the natural world this remarkable property is certainly not to be missed.



Ground Floor

Hallway	9'8" x 12'10" (2.96 x 3.92)
Dining Area	19'3" x 12'6" (5.89 x 3.83)
Kitchen	9'10" x 12'6" (3.01 x 3.83)
Laundry Room	13'0" x 11'5" (3.97 x 3.49)
Bathroom	6'6",275'7" x 10'4" (2,84 x 3.17)

First Floor

Hallway	16'1" x 12'8" (4.92 x 3.88)
Bedroom	27'7" x 13'4" (8.43 x 4.08)
Bedroom	20'0" x 15'6" (6.12 x 4.73)
Shower Room	7'7" x 9'5" (2.32 x 2.88)

Second Floor

Hallway	6'6",311'8" x 3'3",52'5" (2,95 x 1,16)
---------	--





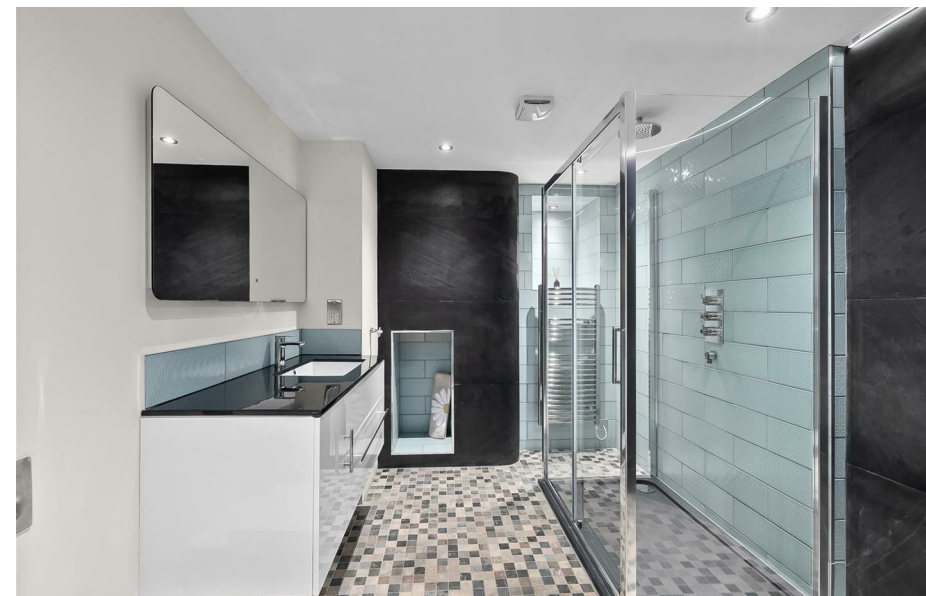
Living Room	36'11" x 13'2" (11.26 x 4.02)
Master Bedroom	18'3" x 16'6" (5.58 x 5.03)
En Suite Bathroom	10'6" x 11'11" (3.21 x 3.64)

Directions

From the DC Lane office turn right onto Mannamead Rd/B3250 1.2 mi At Manadon Roundabout, take the 2nd exit onto the A38 slip road to Liskeard 0.3 mi Merge onto Devon Expy/The Pkwy/A38 2.7 mi At the roundabout, take the 2nd exit onto A38 0.5 mi Take the exit towards Town centre 285 ft Turn left onto Fore St 0.2 mi At the roundabout, take the 2nd exit onto St Stephens Rd Go through 1 roundabout 0.4 mi Turn left to stay on St Stephens Rd 0.4 mi Continue onto St Stephen's Hill 0.4 mi Keep left Turn left onto Antony Psge 0.2 mi Turn right Restricted-usage road The property will be

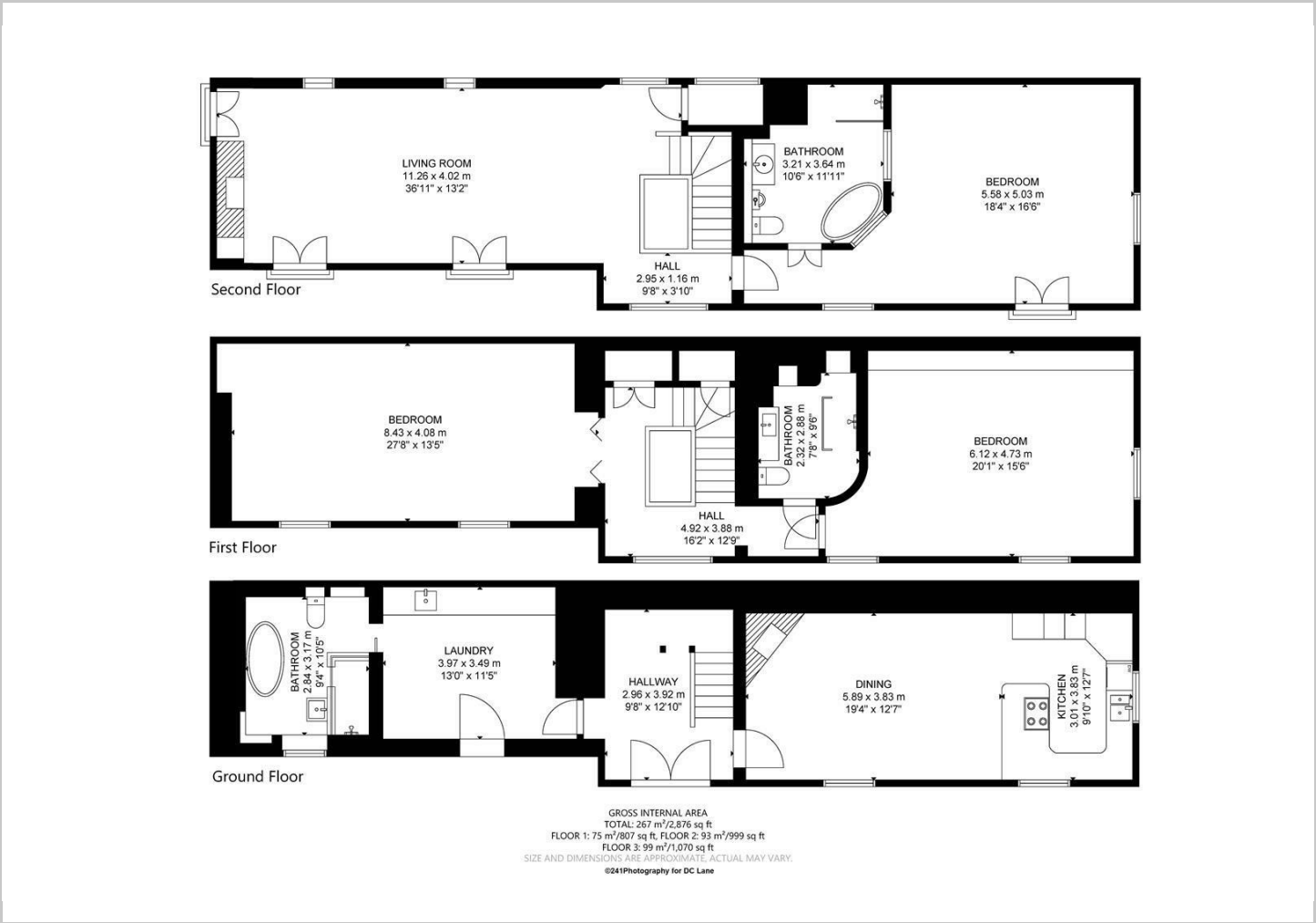
Council Tax Band: D

Scan for Material Information





Floor Plans

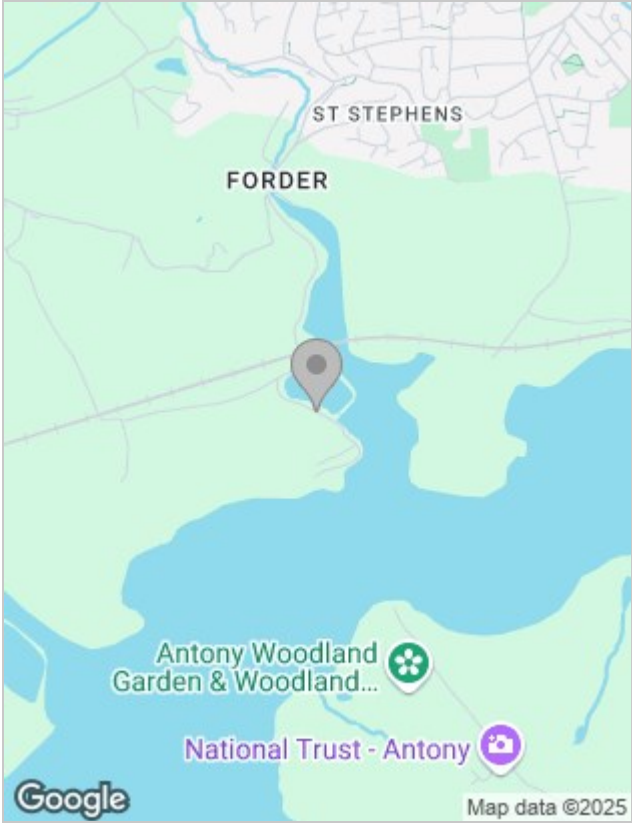


Viewing

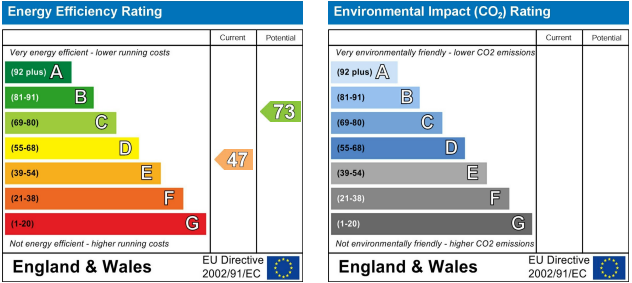
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk