

SCOTT
PARRY

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THE BYRE 3 LEIGH COURT, PILLATON, SALTASH, PL12 6QY

PRICE GUIDE £650,000





A detached and beautifully presented west facing barn conversion in a prized rural setting. About 2482 sq ft, 22' Sitting Room, Kitchen/Breakfast Room, Dining Room, Study/Bed 5, Laundry Room, 4 Double Bedrooms (2 Ensuite), Family Bath/Shower Room, Courtyard Parking, Double Garage and Double Carport, Established Gardens.

PILLATON VILLAGE 1.5 MILES, CARGREEN YACHT CLUB 4 MILES, ST MELLION INTERNATIONAL GOLF RESORT 4 MILES, SALTASH 6 MILES, PLYMOUTH 11 MILES

LOCATION

The charming village of Pillaton is situated on the edge of the River Lynher valley and only a short distance from the Tamar Valley AONB. The village offers a renowned public house and church with the nearby village of St Mellion having a primary school (rated "good" by Ofsted). The quiet lanes, footpaths and bridleways of the Lynher Valley are full of natural flora and fauna providing boundless opportunities for nature lovers, nearby (4 miles) Cadsonbury Wood and the Iron Age hillfort known as Cadsonbury Camp are in the ownership of the National Trust again providing leisure opportunities.

St Mellion International Resort provides unique 4-star hotel facilities, including the Elemis Spa, two golf courses, leisure club, tennis courts and an award-winning restaurant. Cargreen has a yacht club (www.cargreenyc.co.org) with deep water moorings available on the River Tamar with Plymouth Sound and the English Channel about 7 miles by boat. The town of Saltash includes an array of shopping facilities with a Waitrose store on its northern outskirts and main line railway station (Plymouth to London Paddington 3 hours).

The City of Plymouth lies within commuting distance and boasts a wide range of facilities centred around the fascinating and historic waterside areas of the Barbican and Hoe. The wide expanses of Bodmin Moor and the beaches of Whitsand Bay are both within easy driving distance.



DESCRIPTION

Available on the open market for the first time in 18 years, The Byre comprises a detached barn conversion in an exclusive courtyard setting comprising two further barn conversions. The property has a west aspect and has been carefully maintained and improved to provide well presented accommodation to a contemporary standard in a traditional setting. The barn benefits from full double glazing and oil fired central heating with handsome mellow stone elevations and brick arched windows.

The accommodation extends to about 2482 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 22' Dual Aspect Sitting Room with Woodwarm wood burner and oak floor - 15' Kitchen/Breakfast Room with Bosch oven and hob and door to south facing courtyard garden - 19' Dual Aspect Dining Room with 2 sets of French doors to garden - 15' Study/Snug also perhaps suited to use as a fifth bedroom - Laundry Room with Worcester Bosch oil fired boiler - Family Bath/Shower Room with freestanding claw and ball foot bath and seperate shower cubicle - FIRST FLOOR - 16' Principal Bedroom with vaulted ceiling and Ensuite Shower Room/WC - 3 Further Double Bedrooms (1 Ensuite).

OUTSIDE

A driveway leads into the courtyard which is largely in the ownership of The Byre, the driveway and courtyard have rights of way over them in favour of the two residential neighbours.

There is ample parking and access to the Double Garage and Double Carport (shown on the floorplan).

On the south side of the barn and accessed from the kitchen there is a delightful courtyard garden. To the rear there is further garden space, enclosed and well established with lawns, brick paved patio and colourful flower and shrub borders



EPC RATING - E, COUNCIL TAX BAND - G

SERVICES - Mains water, electricity and private drainage to a septic tank which we understand was newly installed in 2022 and is shared between The Byre and the two neighbours. Broadband - Standard available - Mobile Coverage - Indoor - Limited/Likely - Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL12 6QY









Leigh Court, Pillaton, Saltash, PL12

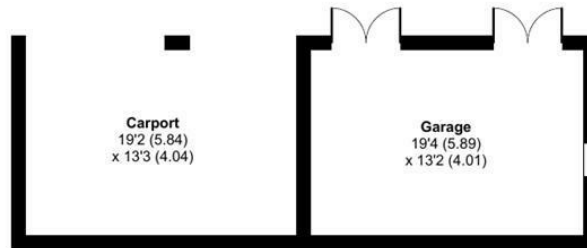
Approximate Area = 2482 sq ft / 230.5 sq m (exclude carport)

Limited Use Area(s) = 162 sq ft / 15 sq m

Garage = 255 sq ft / 23.6 sq m

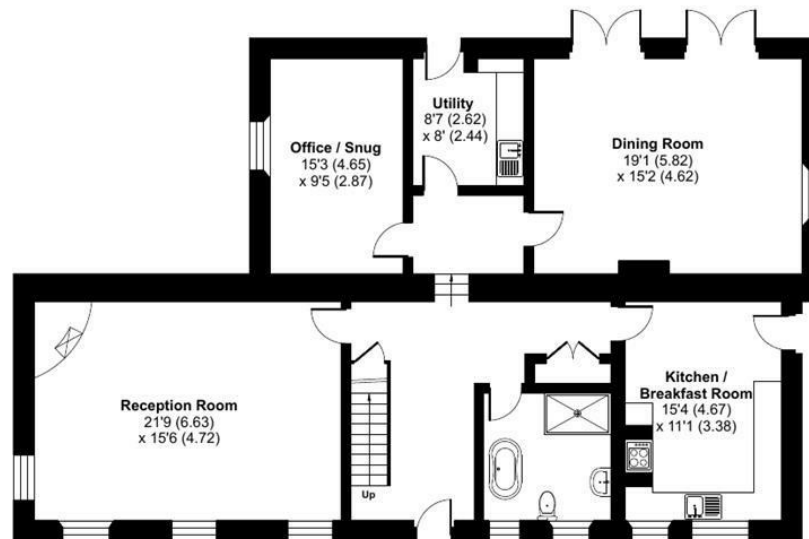
Total = 2899 sq ft / 269.1 sq m

For identification only - Not to scale

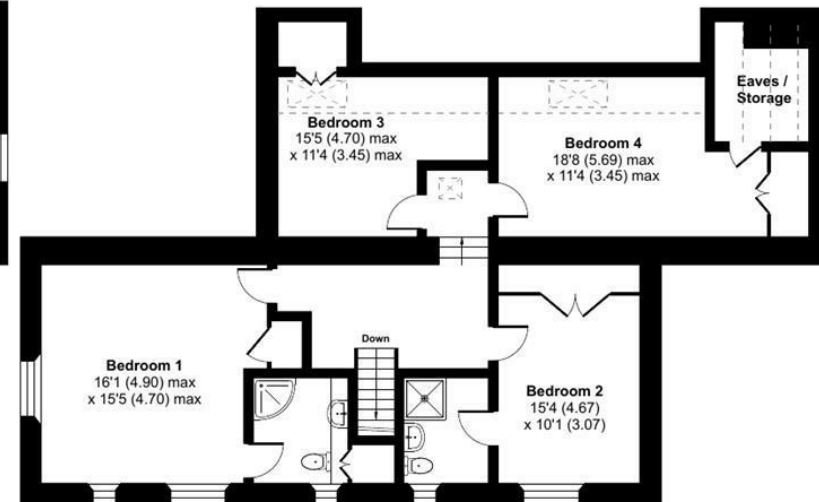


GARAGE / CARPORT

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1231470

These particulars should not be relied upon.