



Lanivet

Lanivet, Cottage 9, St. Mellion Estate, Saltash, PL12 6SD



ST MELLION ESTATE

Set in 450 acres of picturesque Cornish countryside, St Mellion was previously voted the 'Best Golf Course' in the West of England and ranked second best four-star Golf Resort in the UK and Ireland. With its two immaculate 18-hole European Tour golf courses, the estate has become the flagship venue of Crown Golf.

Designed by Jack Nicklaus and opened in 1988, the Signature course is best remembered for hosting the Benson & Hedges International Open for six consecutive years and is now home to the Challenge Tour event 'The British Challenge'.

In addition to the first-class golfing, the St Mellion Estate offers an impressive range of leisure facilities that will appeal to families, couples and individuals seeking a retreat from everyday life. The fabulous Health Club has three swimming pools, sauna and steam room, superb gym and resistance suite, spin studio, fitness class suite and wellness spa.

The associated hotel features three restaurant areas, each offering a different dining experience – No18, the Nicklaus Bar and An Boesti Restaurant.

SITUATION

St Mellion lies within easy driving distance of the A38, with Saltash having a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station that links directly with London Paddington.

The beautiful countryside of the Tamar Valley is in close proximity, a World Heritage Site with a rich and diverse landscape. The City of Plymouth lies within commuting distance and boasts a wide range of shopping, educational and recreational facilities centred around the fascinating waterfront areas of The Barbican and Hoe. The river Tamar provides access to some wonderful sailing facilities on both banks with the surrounding creeks and Plymouth Sound offering some of the best day sailing waters in the area.

To the south of the A38 are wonderful beaches at Whitsand Bay on the Rame Peninsula, an Area of Outstanding Natural Beauty, together with the picturesque fishing villages of Looe and Polperro, which offer further sailing and pleasure craft amenities and have active fishing fleets providing fishing trips from their harbours.

THE PROPERTY

Nestled between the two championship golf courses, a short walk or drive from the main resort are a selection of holiday cottages set within well-maintained and attractive parkland style grounds.

Cottage 9 is a detached single storey property, offered in its original layout with scope to create a further bedroom. The open plan living area and kitchen features Shaker style units and patio doors that open onto the sun terrace with views over the communal grounds to the former Bowling Green and Tennis Courts. The spacious double bedroom has a generous en-suite together with a former sauna (now disconnected and not functioning). In other cottages of a similar style, the accommodation has been reconfigured with the former sauna removed and a second bedroom created alongside a shower room.

OUTSIDE

The cottage benefits from driveway parking along with a sun terrace enjoying lovely views. Surrounding the cottages are communal grounds that are maintained by the estate featuring expanses of lawn, interspersed by mature trees and accessed over illuminated access roads.

PURCHASING INFORMATION

Owners of the cottages will have a range of complimentary and discounted benefits for the Golf Courses, Health & Fitness facilities, Spa and Restaurants. The cottage will be held on a new 999 year lease at a peppercorn rent. An initial (index linked) service charge of £970 per annum will be payable to cover the cost of maintaining and landscaping of common areas, road maintenance, connection to mains services and street lighting etc. Insurance rent payable in addition to service charge.

The properties are being sold fully furnished and equipped. They are to be used as holiday accommodation only and shall not be used as a principal or main residence. Should you decide to let the property, you will be required to use the on site management company

A marketing pack setting out the full benefits and conditions of purchase is available from Stags.

SERVICES

Mains water (sub metered). Mains electricity. Mains drainage. Broadband supplied by the St Mellion Estate. Mobile coverage is likely outdoors and limited indoors (Ofcom).

DIRECTIONS

From Plymouth take the A38 westwards, crossing the Tamar Bridge to turn right onto the A388 Callington Road as signed for Callington. Follow this road to St Mellion and shortly after the village at the roundabout, turn left as indicated to St Mellion International Resort. Proceed into the Golf Resort, passing the resort centre on your left hand side. Continue along the tree lined drive to the Cottages.

South Cornish Coast - 13 miles Looe - 17 miles Plymouth - 12 miles

A detached holiday cottage set on the exclusive St Mellion Estate with two golf courses and leisure facilities a short walk away

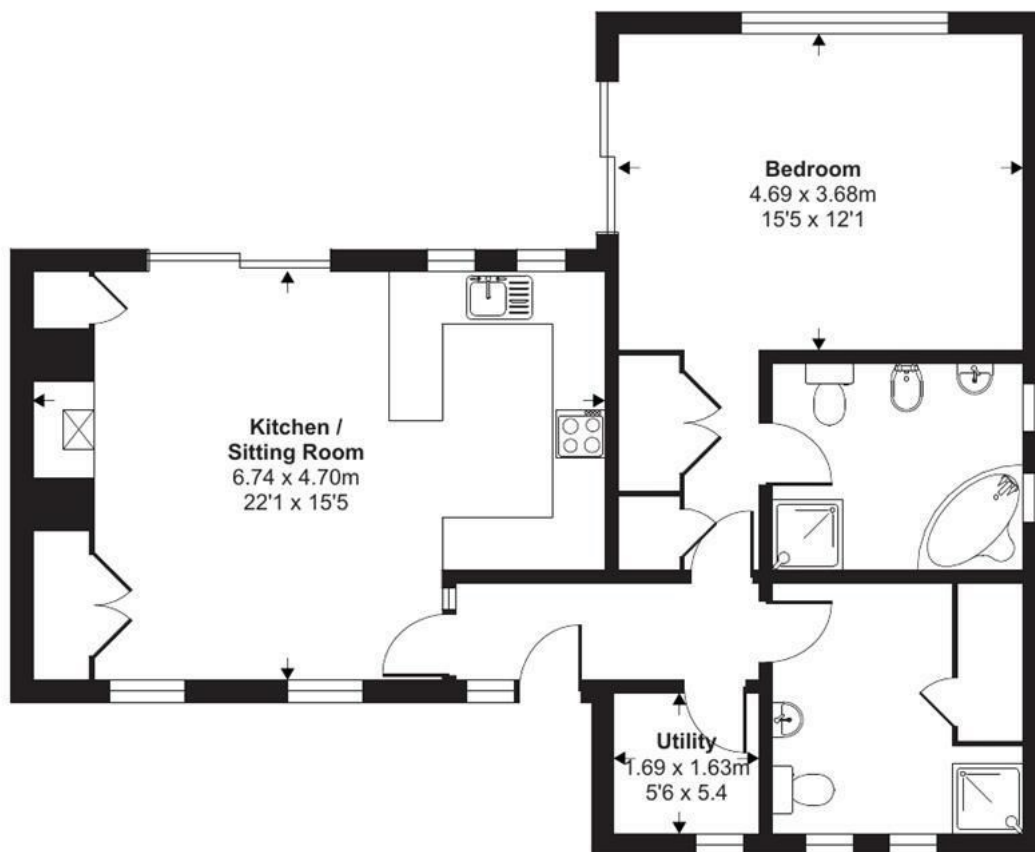
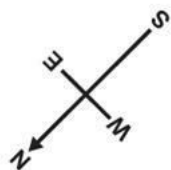
- Detached Bungalow
- Holiday Use Only
- Complimentary & discounted access to Resort facilities
- Fully furnished and equipped
- Open Plan Living Area
- Double Bedroom (En-Suite)
- Former Sauna With Potential For Second Bedroom
- Sun Terrace & Parking
- Leasehold - 999 Years
- Currently Part Of A Larger Business Rate Assesment

Guide Price £190,000



Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhocom 2024. Produced for Stags. REF: 1210158

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F		47	
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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