



Moditonham House

Cornwall

A fine Grade II* Listed country house situated in grounds of approximately 5.75 acres in the Tamar Valley Area of Outstanding Natural Beauty

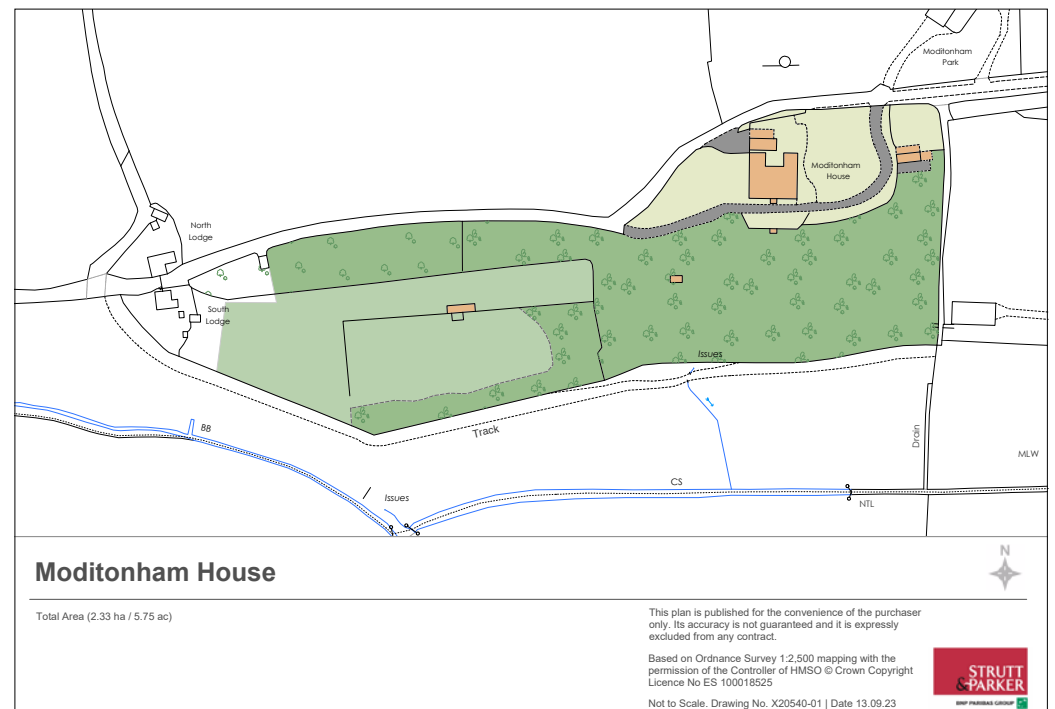
Moditonham House, Moditonham, Cornwall PL12 6NN

A38 1 mile, Saltash 2.4 miles, Plymouth and mainline station 7.5 miles (3 hours 15 minutes to London Paddington), Exeter 50 miles

Features:

Reception hall | Sitting room | Dining room | Drawing room
Study | Kitchen | Pantry | Utility | Boot room | Two WCs
Eight bedrooms | Three bathrooms | Two attic rooms
Double garage | Workshop | Stables | Woodland
Walled garden | Pasture | EPC rating F

About 5.75 acres in all





The property

Moditonham House is a grand, Grade II* Listed country house dating from the early 18th century. The property provides more than 7,000 square feet of accommodation with various splendid original details, including high ceilings and tall sash windows, with plenty of scope for renovation and modernisation.

The ground floor has a grand reception hall with its central staircase and doors leading to the main reception rooms. There are three generously proportioned receptions with tall windows, fireplaces and one featuring French doors onto the garden. These well-proportioned living areas provide plenty of space in which to relax or entertain. There is a large kitchen with fitted units, as well as plenty of further storage space in the larder, utility and boot room.

On the first floor there are eight double bedrooms of similar proportions, two of which have plumbing fixtures and provide potential for conversion into en suite bedrooms, subject to the relevant planning consents. The first floor also has three bathrooms, one of which has a separate shower unit. Further up on the second floor there are two attic rooms, one measuring 33ft and the other 27ft. They could be used as additional reception rooms, converted into bedrooms or utilised for home storage.

Outside

The house is set in far-reaching gardens and grounds with patio space, rolling lawns and meadows, open fields and wooded areas. There is plenty of potential for landscaping the garden into a highly attractive outdoor space. Outbuildings include a stables block with four stables and a garage with workshop and storage space. There is parking available on the driveway, by the stables or in front of the double garage, while the house is sheltered by mature trees and woodland on all sides, creating a peaceful, secluded environment. In total, the gardens and grounds measure approximately 5.75 acres.

Location

Moditonham House is set in a picturesque rural position just outside the South Cornwall town of Saltash and surrounded by the stunning scenery of the Tamar Valley Area of Outstanding Natural Beauty. The property enjoys all the benefits of a beautiful rural location and yet it is immediately accessible to a host of amenities; the A38 is just a mile away. In the local area there are many opportunities for recreational pursuits including walking, riding and sailing. The property is readily accessible to Dartmoor National Park and the dramatic and unspoilt South Cornwall and South Devon coastline, including the beautiful Whitsand Bay just 13 miles away. Nearby are the famous St. Mellion International Golf Resort and China Fleet Golf & Country Club. There is excellent sailing in the Tamar Estuary and along the coastline. There are also three first class yacht marinas in Plymouth.

The historic naval port of Plymouth is approximately 7.5 miles away and offers extensive cultural, recreational and educational facilities including three theatres, Drakes Circus shopping centre, many sporting facilities and a good university. The Barbican area has retail art galleries, numerous bars and eating places and others at Royal William Yard. The port has regular cross-channel ferry services to France and northern Spain.

The cathedral city of Exeter, approximately 50 miles away, offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good shopping and restaurants, including John Lewis and The Ivy. Exeter University is recognised as one of the leading universities in the country.

Communication links are excellent. There is a mainline railway service from Plymouth to London Paddington, with regular rail services taking just over 3 hours. Road links are good; the A38 Devon Expressway provides dual carriageway links to Exeter and the M5 motorway network (J31) whilst to west the A38 and the A30 provide access to the city of





Truro. Approximately 50 miles away, Exeter International Airport offers flights to a number of European destinations, whilst Cornwall Airport Newquay also offers a range of domestic and international flights.

Directions

The postcode PL12 6NN will take you to the property using a satellite navigation system.

General

Local Authority: Cornwall Council.

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations.

Council Tax: Band H.

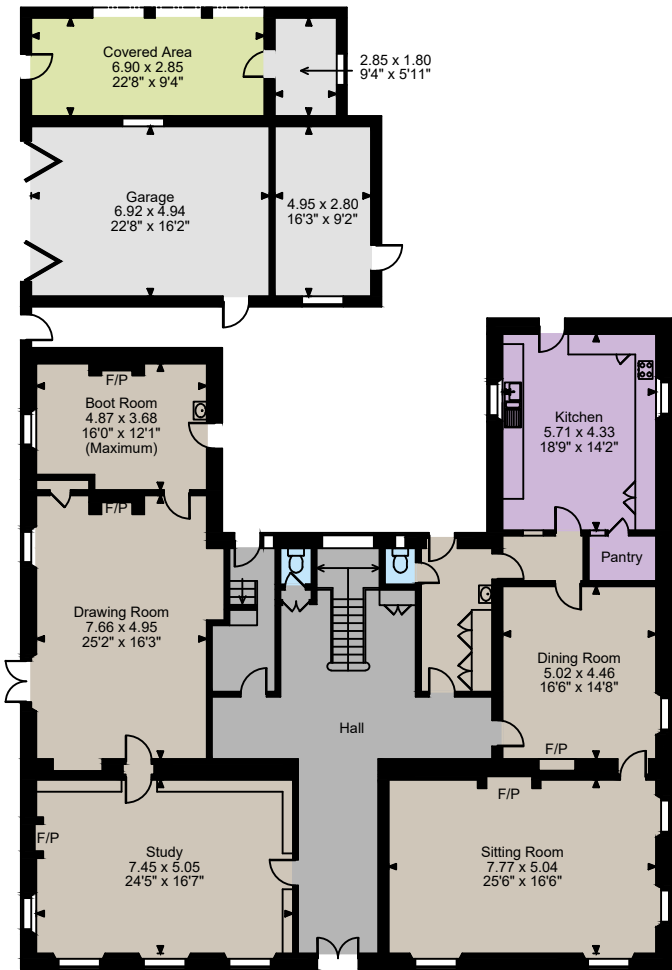
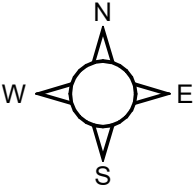
Tenure: Freehold.

Restrictive Covenants: Refer to agent.

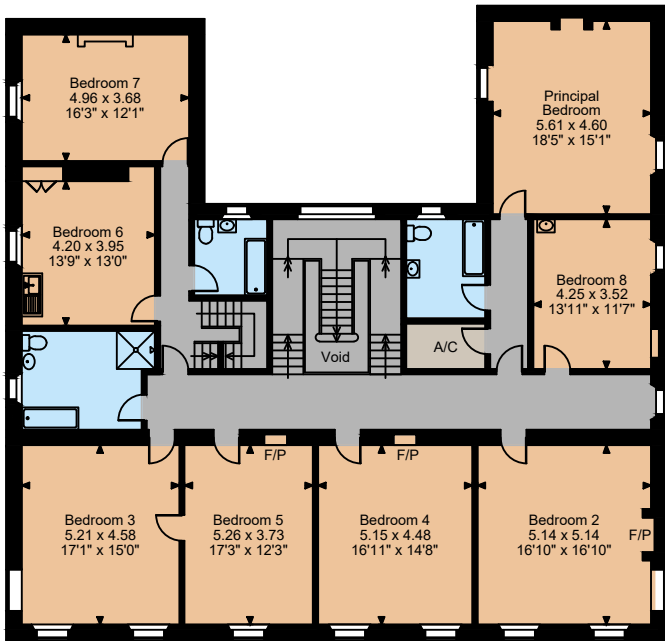
Guide Price: £1,500,000.



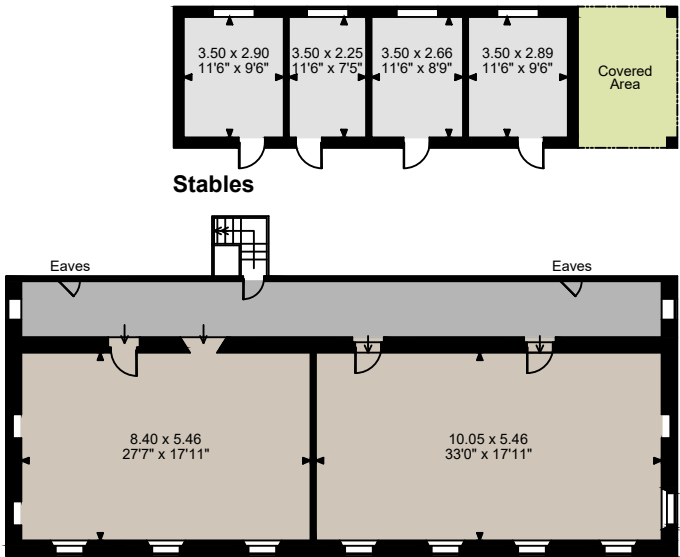
Moditonham House, Moditonham
 Main House internal area 7,173 sq ft (666 sq m)
 Outbuildings internal area 998 sq ft (93 sq m)
 Covered Area external area = 335 sq ft (31 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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