



The Old Rectory & Coach House, Old Quay Lane,
St. Germans, Cornwall

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The Old Rectory & Coach House, Old Quay Lane, St. Germans, Cornwall PL12 5LH

A superb Grade II listed former rectory with approximately 4,800 sq ft of accommodation and an additional coach house; situated in popular St. Germans

Whitsand Bay 4 miles, Saltash 8 miles, Plymouth 14 miles, Cornwall Airport Newquay 37 miles, Exeter 55 miles

The Old Rectory

Entrance porch | Entrance hall | Drawing room
Family room | Dining room | Conservatory
Kitchen/breakfast room | Utility room | Larder
WC | Principal bedroom with en suite bathroom and dressing room | Six additional bedrooms
Two family bathrooms | Cellar | EPC: F

The Coach House

Open plan kitchen/sitting/dining room | Two bedrooms | Bathroom | Store/utility room
Workshop | Garage | EPC: E

Ample parking | Large wrap-around garden
Shed | Log store | Greenhouse

The property

The Old Rectory is an attractive Grade II listed former rectory which dates from the mid 19th century. The property provides approximately 4,800 sq ft of flexible accommodation over three floors including seven bedrooms. There are appealing period features throughout characteristic for a property of this age including large sash windows with shutters, cornicing, open fireplaces, spacious rooms and high ceilings. On the ground floor there are four large reception rooms which are all well-proportioned and benefit from plenty of natural light. The kitchen, with quarry tile flooring,

has wooden fitted units and a four oven AGA. There is also a fabulous unique original Eagle Range in the breakfast room. In addition the kitchen benefits from a larder with slate shelves, and a separate utility room. The large conservatory has been recently rebuilt, it faces south and provides a pleasant sitting area off the kitchen.

On the first floor there are four good-sized bedrooms, each with large windows overlooking the gardens. The principal bedroom has the benefit of an en suite bathroom and dressing room, whilst a family bathroom services the other bedrooms. There is a cosy study area on the landing, plus two useful adjacent rooms in the eaves which serve as storage. Upstairs, on the second floor, there are three additional bedrooms as well as another family bathroom.

The Coach House

The detached Coach House provides additional living space and has been let out to provide an excellent source of income. The living space is on the first floor where there are two bedrooms, a bathroom and a large open plan kitchen/sitting/dining room. Underneath is a store and utility room, which is currently used as a gym, plus a large workshop in the old stable which could potentially be converted into more living space with the adjacent garage, subject to the purchaser pursuing the relevant planning consents.

Outside

Accessed via a gated, pillared driveway, there is plenty of parking for multiple vehicles adjacent to the house. Large walled gardens surround the property, providing a high level of privacy, and comprise areas of lawn surrounded by established flowerbeds and mature hedging. There is a traditional brick-built greenhouse as well as a log store, shed and a pretty pond. The Coach House has its own gated entrance and parking, as well as a sizeable area of lawn.









The Coach House

Location

The Old Rectory & Coach House occupy a spacious, tucked-away position close to the heart of popular St. Germans. This picturesque Cornish village is situated in the Tamar Valley Area of Outstanding Natural Beauty. St. Germans is known for its historic church and beautiful Port Eliot Estate, which holds popular events in its landscaped gardens. The village provides a good range of day-to-day amenities including a community shop and post office, GP surgery, church, public house, Stableyard Cafe, popular primary school and a sailing club. Saltash, approximately 8 miles away, offers a wider range of independent and High Street shopping together with a Waitrose supermarket. The city of Plymouth, approximately 14 miles away, provides more extensive facilities including cinemas, theatres, department stores, colleges, grammar schools, a university, restaurants and an historic waterfront with regular ferry services to France and northern Spain.

In the local area there are many opportunities for recreational pursuits including walking, riding and sailing. The property is within reach of Dartmoor National Park and the dramatic and unspoilt South Cornwall and South Devon coastline, including the beautiful Whitsand Bay just 4 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.

Road and rail links are excellent: St. Germans train station offers regular trains to Plymouth in around 15 minutes and to London Paddington in less than four hours. The nearby A38 Devon Expressway gives access to major towns and to the national motorway network. Cornwall Airport Newquay and Exeter Airport offer an excellent range of services to domestic and European destinations between them.



The Coach House

Floorplans

House internal area 4,799 sq ft (446 sq m)

Coach House internal area 993 sq ft (92 sq m)

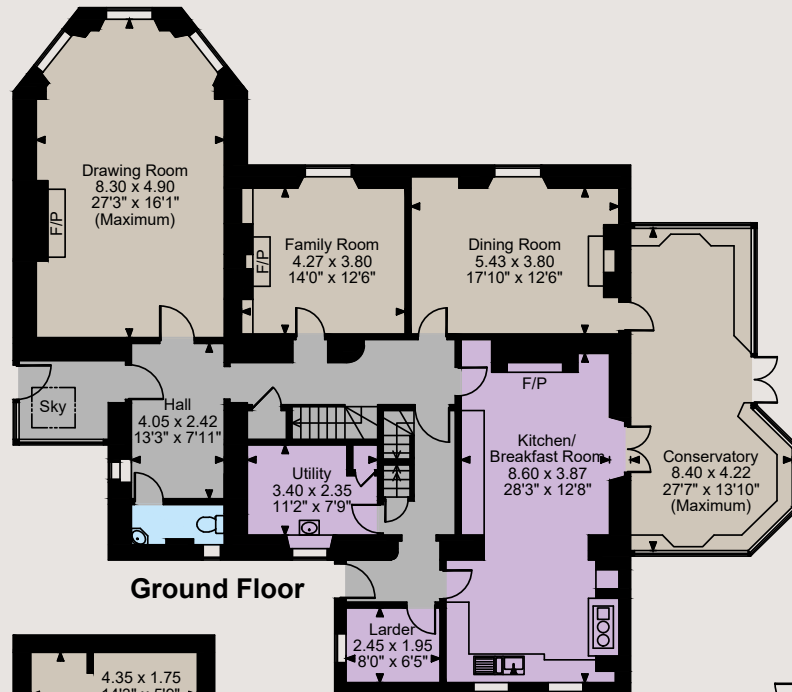
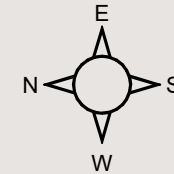
Garage internal area 205 sq ft (19 sq m)

Shed & Log Store internal area 188 sq ft (17 sq m)

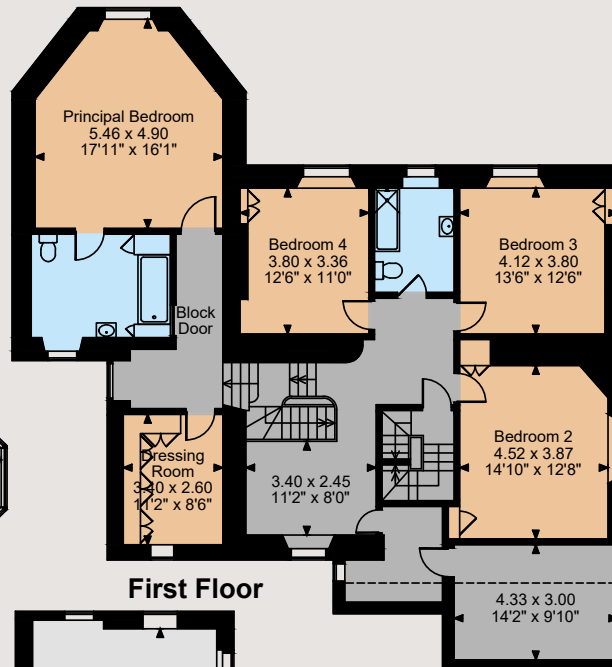
Greenhouse internal area 48 sq ft (5 sq m)

Total internal area 6,618 sq ft (615 sq m)

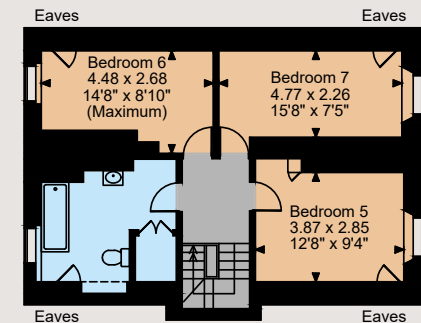
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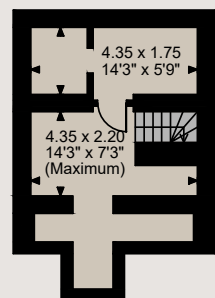
Ground Floor



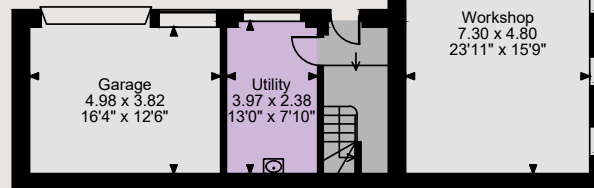
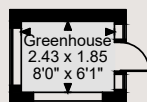
First Floor



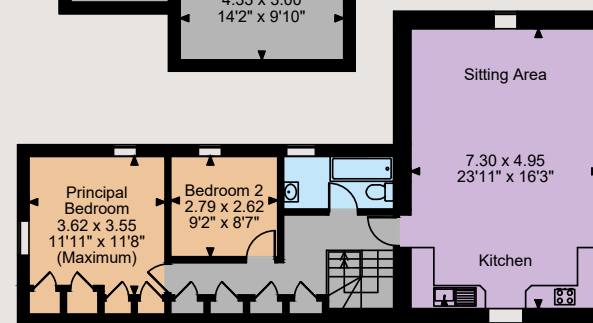
Second Floor



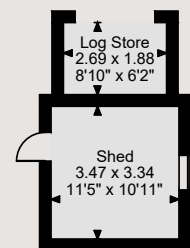
Cellar



Coach House Ground Floor



Coach House First Floor



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

□ □ □ Denotes restricted head height

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Directions

The postcode for the property is PL12 5LH.

General

Local Authority: Cornwall Council.

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: The Old Rectory: Band G. The Coach House: Band D.

Tenure: Freehold.

Guide Price: £1,800,000.

Please Note: The property is located in a Conservation Area.

The Coach House has a different address and postcode: The Coach House, Nut Tree Hill, St. Germans, PL12 5LD.

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