



Plot 2, Tredudwell  
Tideford Cross, Saltash, Devon, PL12 5JY

Bradleys  
ESTATE AGENTS





Two storey barn situated within delightfully remote countryside surroundings. Undeniable amount of potential to completely transform this barn into a home of contemporary beauty of the utmost highest of standards. The three bedroomed home will enjoy the most gorgeous panoramic views of rolling countryside. The home will include a 1.22 Acre Plot with more land available.

**SITUATION/LOCATION:**

Set in the rural hamlet of Tideford Cross yet only 1.5 miles from Tideford village with its popular pub, butchers & garage facilities. Only 13 miles from the city of Plymouth & under ten miles to three bustling towns, the farm enjoys easy access to the outside world yet is unspoilt & surrounded by beautiful countryside. Even a direct train to

London Paddington can be accessed from St Germans. There is a wide choice of schooling, the sandy nearby beaches are just over 7 miles away, & the moorland of Dartmoor & Bodmin, two golf resorts & four national trust properties are all within easy reach.

**DETAILED ACCOMMODATION:**

The current architects are in the process of separating the barn from the attached neighbouring farmhouse which will ultimately result in a detached status.

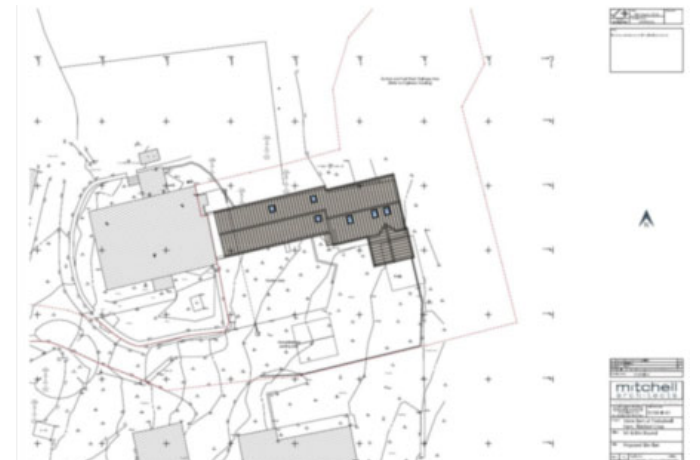
This home once complete will without fail be one of East Cornwall's most sought after homes. The Open Plan design on the ground floor will be a show stopper that any home owner would be proud to show off. The current plans hold two very good sized double bedroom on the ground floor, with a private en-suite bathroom and a further even larger family bathroom.

The first floor will be the master bedroom that many can only dream of. With a full height feature glass Juliette balcony facing directly out across the private garden and paddocks, one can imagine the wow factor this room will have.

Externally there will be a generous amount of private parking and great potential for any new owner to add a large garage if required. The current plot measures at 1.23 acres, however if it is the equestrian lifestyle you are looking for, or perhaps just desire further rolling countryside within the purchase, then there is approximately 20 acres of surrounding land split into three paddocks available upon separate negotiation.

Directions From the M5 motorway take the A38 Devon expressway past Plymouth and into Cornwall. Proceed past Landrake and then into Tideford. Turn right at Tideford towards Tideford Cross. Once you have reached Tideford Cross continue along the lane for approximately 1 mile until you reach a right hand turning sign posted Tredudwell Farm. Continue down this private road and then into the hamlet of three properties at the bottom.

**Energy Efficiency Rating TBC**







MORTGAGE ADVICE is available to all clients of Bradleys Estate Agents through Bradleys Financial Management Ltd. Bradleys Financial Management Ltd. is an Appointed Representative of Sesame Ltd., which is authorised and regulated by the Financial Services Authority. Bradleys Financial Management Ltd, Bradleys Group Head Office, 7 Stevenstone Road, Exmouth, EX8 2EP Tel: 01395 222370 Email: [financial@beagroup.co.uk](mailto:financial@beagroup.co.uk) Bradleys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Bradleys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Bradleys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Floorplans made with Metropix ©2007.

 /bradleysgroup  
 /bradleysgroup  
 /bradleysgroup.blogspot.com

## VIEWING BY APPOINTMENT

Bradleys, 4a Regal House, Fore Street, Saltash, Cornwall PL12 6JR

Tel: 01752 845 488

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)

Property Fact Sheet: SAL180207.2 (18/07/2018-KR)

**Bradleys**  
ESTATE AGENTS