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6 KEASON HILL, ST. MELLION, SALTASH, PL12 6UU

PRICE GUIDE £700,000









A stunning contemporary bungalow recently refurbished to a luxurious standard with bespoke features and set within the prestigious St Mellion International Golf Resort, with two lifetime leisure memberships. About 2108 sq ft, Sitting Room, Kitchen/Dining/Family Room, Laundry Room, 3 Double Bedrooms (1 Ensuite Shower Room/WC), Family Bath/Shower Room

SALTASH 7 MILES, PLYMOUTH 13 MILES, WHITSAND BAY 14 MILES, CARGREEN YACHT CLUB 6 MILES, FOWEY 28 MILES, EXETER 56 MILES

LOCATION

This is one of the most enviable golf locations in the south of England, set within the golf resort itself, 6 Keason Hill lies only a short walk from the many facilities and amenities of the resort. St Mellion International Resort is a unique blend of contemporary style, exceptional facilities, true golfing heritage and wonderful Cornish hospitality. This is a modern resort on a scale that allows it to offer an exceptional range of high quality sporting, relaxation and dining facilities, delivered to a consistently high standard.

Set in 450 acres of stunning Cornish countryside, the resort offers an AA 4 star hotel together with two championship golf courses, namely the Kernow Course and Jack Nicklaus Signature Course, both with European Tour pedigree.

St Mellion lies within easy driving distance of the A38, with the town of Saltash having a wide range of shopping facilities including a Waitrose store on its northern outskirts and a mainline railway station (London Paddington 3 hours). The beautiful countryside of the Tamar Valley is in close proximity and obtained World Heritage Status in 2006 with its rich and diverse landscape. The City of Plymouth lies within a short drive and boasts a wide range of shopping, educational (including independent schools) and recreational facilities centered around the fascinating and historic waterfront areas of The Barbican and Hoe.

The long extensive beaches of Whitsand Bay are within easy driving distance as are the famous North Coast surfing beaches along with the culinary delights of Padstow and Rock and visitor attractions including the Eden Project and the Lost Gardens of Heligan.

DESCRIPTION
6 Keason Hill comprises a stunning detached bungalow presented to an exemplary modern standard having been carefully refurbished by the current owners with a bespoke kitchen by Simply Kitchens, bathrooms by Studio One including Roca wash dry toilets and air conditioning with 3 Daikin units amongst many other unique features. The bungalow is fully double glazed has mains gas central heating and is presented in first class turn-key condition.

The accommodation extends to about 2108 sq ft including the double garage and briefly comprises - Spacious Reception Hall - 17' Sitting Room with Gazco gas fire - Fabulous Open Plan Kitchen/Dining/Family Room having two sets of French doors to garden and decked sun terrace and providing superb family and entertaining space - Laundry Room - Cloakroom/WC - 22' Bedroom with French doors to patio/garden (currently a gym) - 2 Further Double Bedrooms (1 Ensuite) - Family Bath/Shower Room.

OUTSIDE
A pair of electrically operated high timber gates provide privacy and security with a long brick paved driveway providing ample parking for many cars, in turn leading to the Double Garage (276 sq ft) with electric door and pedestrian door to side.

The gardens have a sunny south west aspect and are well established having extensive areas of lawn with mature tree, shrub and flower bed borders. A large decked sun terrace of about 432 sq ft provides the perfect spot for al-fresco dining and entertaining with French doors from the Kitchen enabling a seamless transition between indoor and outdoor space.

EPC RATING - C, COUNCIL TAX BAND - G
SERVICES - Mains water, electricity, drainage and gas.

BROADBAND - Ultrafast Broadband.

DIRECTIONS
Using Sat Nav - Postcode - PL12 6UU

MANAGEMENT CHARGE
We understand that there is a charge of about £800 per annum covering estate maintenance, free membership to the club with discounted food and drink, green fees are payable.

















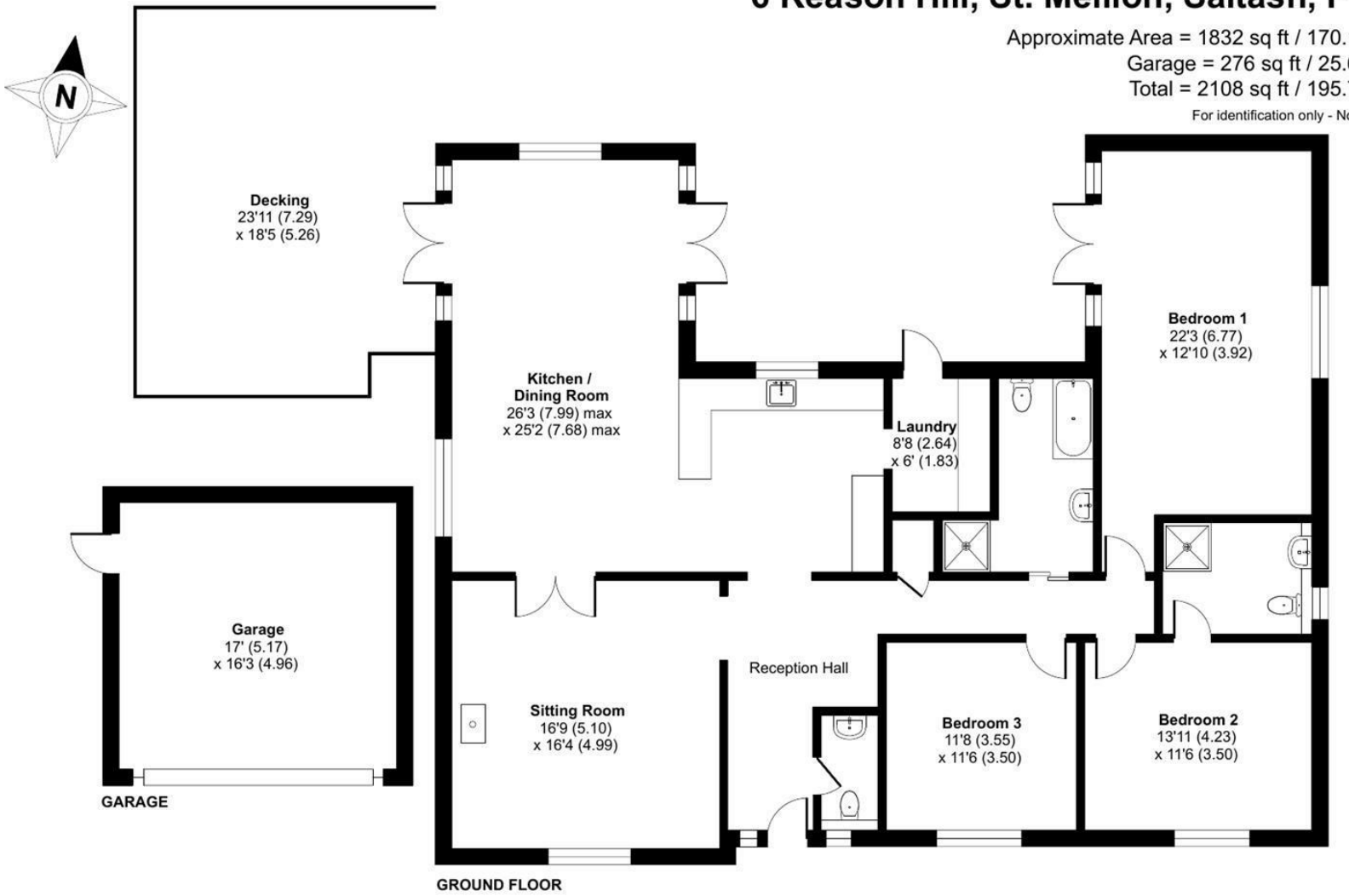






6 Keason Hill, St. Mellion, Saltash, PL12

Approximate Area = 1832 sq ft / 170.1 sq m
Garage = 276 sq ft / 25.6 sq m
Total = 2108 sq ft / 195.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Scott Parry Associates. REF: 1493311

These particulars should not be relied upon.

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