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3 THE ROWANS ST MELLION, SALTASH, PL12 6UT

PRICE GUIDE £895,000









A stunning contemporary home recently refurbished and redesigned to a luxurious standard with bespoke features for those with mobility issues including a modern lift., set within the prestigious St Mellion International Golf Resort, with two lifetime leisure memberships. About 3307 sq ft, 34' Kitchen/Dining/Family Room, 21' Sitting Room, Sun Room, Laundry, Study, 4 Double Bedrooms (2 Ensuite), Family Bathroom, Private and Gated Brick Paved Driveway, Triple Garage, Lawns, Patio and Pond.

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, 3 The Rowans 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
3 The Rowans comprises a fabulous detached house presented to an exemplary modern standard having been carefully refurbished by the current owners with care taken to enable occupation by those with additional access/mobility requirements. The property incorporates features including an Aritco Domestic Lift and bathrooms by Studio One including Roca wash dry toilets and air conditioning with 3 Daikin units amongst many other unique features. The house is fully double glazed has mains gas central heating and is presented in first class turn-key condition.

The accommodation extends to about 3307 sq ft including the triple garage and briefly comprises as follows - GROUND FLOOR - Atrium Style Reception Hall with tall glass creating a light filled interior, staircase and modern Aritco lift off - 34' Open Plan Kitchen/Dining/Family Room with Miele appliances, French doors and folding doors to the south west facing sun terrace - 21' Sitting Room with gas fired stove and wide opening to the - 14' Sun Room with French doors and a fine outlook over the pond and gardens - Study/Bed 5 - Laundry Room - Cloakroom/WC - FIRST FLOOR - 21' Luxurious Principal Bedroom with Fabulous Ensuite Shower/WC - 3 Further Double Bedrooms (1 with Ensuite Shower/WC) - Family Bathroom.

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 Triple Garage (538 sq ft) with electric doors, pedestrian door to rear and internal door.

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 patio provides the perfect spot for al-fresco dining and entertaining with wide folding doors and French doors enabling a seamless transition between indoor and outdoor space. A focal point of the patio is the large well stocked pond.

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

BROADBAND - Ultrafast Broadband.

DIRECTIONS
Using Sat Nav - Postcode - PL12 6UT

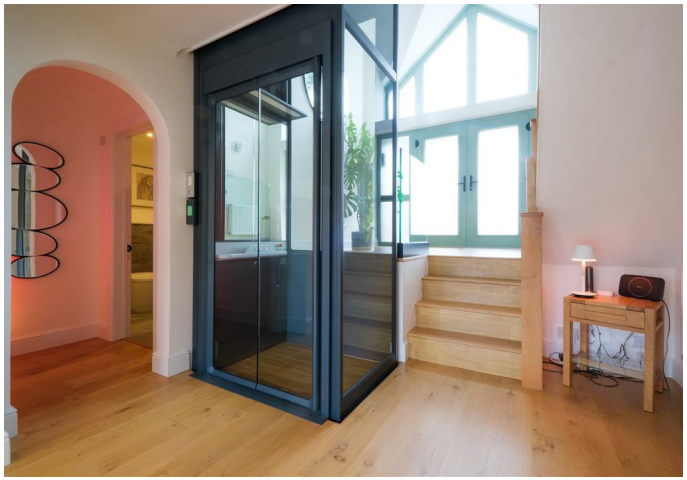
MANAGEMENT CHARGE
We understand that there is a charge of about £800 per annum covering estate maintenance, free membership to the club with discounted food and drink, green fees are payable.





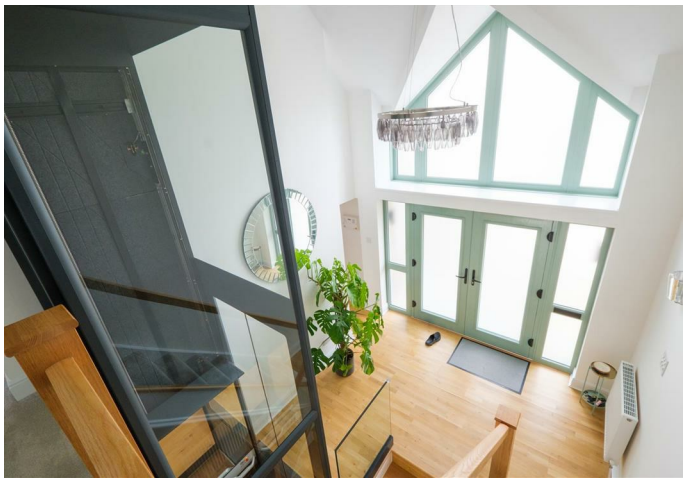












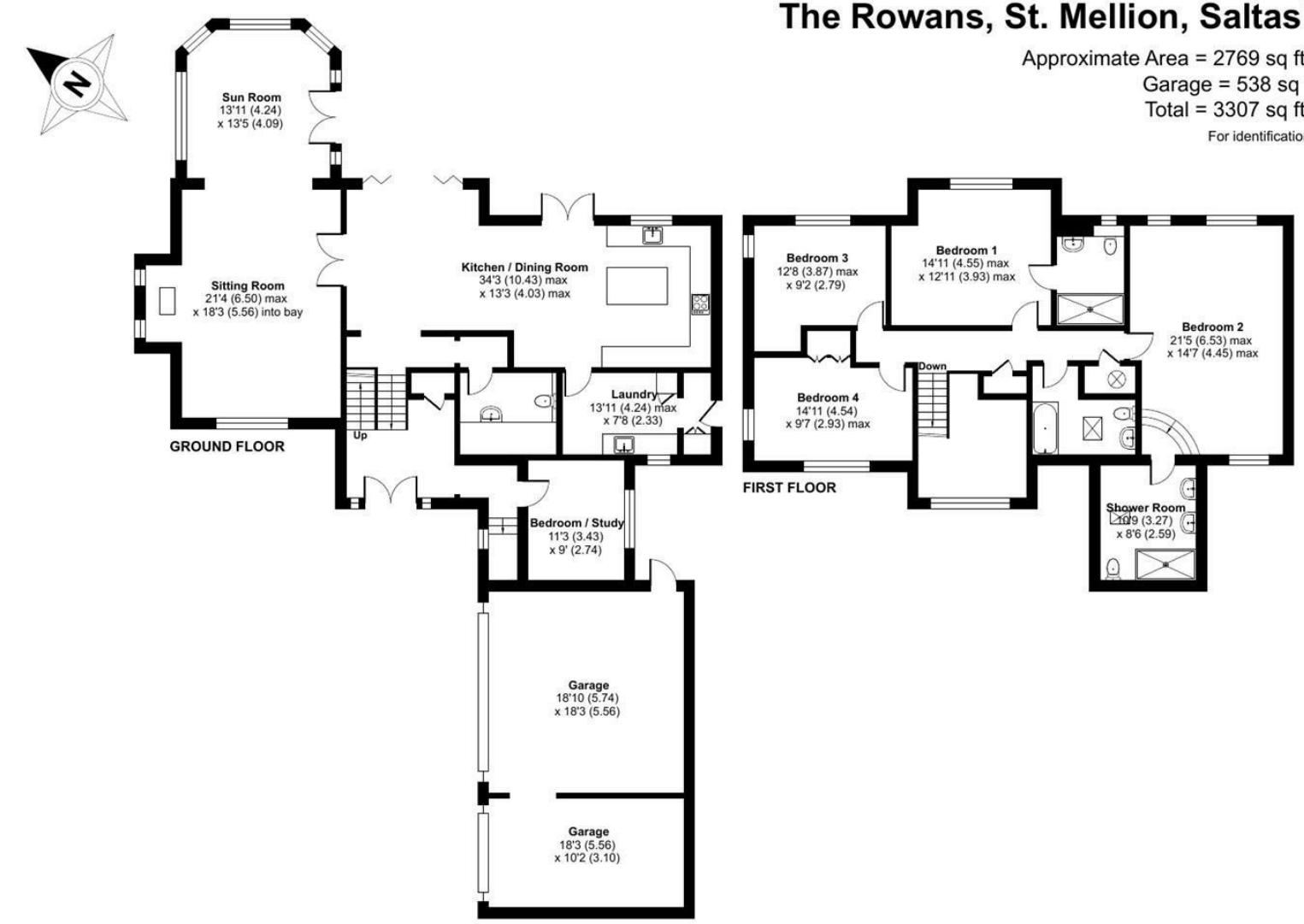






The Rowans, St. Mellion, Saltash, PL12

Approximate Area = 2769 sq ft / 257.2 sq m
Garage = 538 sq ft / 49.9 sq m
Total = 3307 sq ft / 307.1 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: 1493306

These particulars should not be relied upon.

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