

Burraton Coombe cottages and garden to go under the hammer

- Public auction of three lots by Jefferys at The Ploughboy Inn, Saltash

Wednesday 29th September, 2:30pm

The Liskeard office of Jefferys, highly-regarded **team** estate agents and auctioneers, is delighted to host a public auction at The Ploughboy Inn on Liskeard Road in Burraton, Saltash at 2:30pm on Wednesday 29th September, comprising three lots.



The three lots contain a pair of traditional, stone-built semi-detached cottages and a separate piece of garden. The cottages sit in a wonderful location in the quiet area of Burraton Coombe, on the fringes of Saltash, Cornwall, where there are many lovely walks. St Mellion Golf & Country Club is close by and Plymouth City Centre is within easy reach via the Tamar Bridge.

Lot 1: Guide price £100,000

1 Tor Hill Cottages is in need of some modernisation. Inside, from the entrance porch/conservatory, doors lead to the dining room and the 18' kitchen. In the living room and dining room are tiled fireplaces and in the downstairs bathroom is a white suite with shower. Upstairs, the landing gives access to the loft and two double bedrooms. Outside is a sizeable garden to the side and rear with potential to create a parking space or garage, subject to obtaining the necessary approvals. To the front is a paved area with flower bed, while a gate to the side opens to a large paved area, three storage sheds, adjacent workshop and greenhouse. Beyond this is a large area of ground, which slopes up behind the property, laid to grass and bound by mature hedges.

Lot 2: Guide price £125,000

1a Tor Hill Cottages has been modernised but offers scope for further improvement. The entrance hall leads to the 15' kitchen with stable door to the side. The bathroom is fitted with a bath and shower over, the dining room has recess shelving and in the living room is an open stone fireplace and hearth. The landing gives access to the loft and the two double bedrooms, each with built-in cupboards. 1a Tor Hill Cottages also boasts an off-road car port and a courtyard to the side with small tool shed. Steps lead to a large garden to the side and rear, laid to grass with a paved area and garden shed.

Lot 3: No guide

Lot 3 comprises an area of garden opposite Tor Hill Cottages. Measuring approximately 75'6" x 32'10" (23 x 10m), the garden is laid to lawn with mature shrubs and a parking area for up to two cars, along with a stream, which forms the rear boundary.

There is already much interest in the attractive properties, which provide a rare opportunity to purchase in a desirable location with large gardens – ideal for investors, developers, first time buyers and small families alike. For further information, pop into Jefferys, **team** estate agent and auctioneers on Dean Street in Liskeard, call 01579 342400 or visit www.jefferys.uk.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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