

Rosehill, Cargreen



Saltash | Cornwall | PL12 6NF
Offers Over £700,000




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Commanding a prime position above the River Tamar, Rosehill is a handsome former farmhouse that combines historic charm, modern comfort, and an unrivalled lifestyle opportunity in the heart of one of East Cornwall's most picturesque riverside communities. Tucked away in a quiet, leafy position and surrounded by generous grounds of approximately 0.8 acres, this is a home that offers an incredible canvas for anyone with vision.

Internally, the property is entered through a traditional hallway with timber flooring and a winding staircase—setting the tone for the character throughout. To the right, the morning room is dual-aspect, filled with natural light, where a handsome log-burning stove set in a raised stone fireplace invites cosy evenings by the fire. The space is generous yet intimate, ideal for both family life and quiet retreat.

Across the hall, the formal dining room is rich in atmosphere, featuring an exposed stone fireplace and a charming solid-fuel Nordica range both a striking feature and a nod to the home's working heritage. Original woodblock floors and sash windows add warmth and elegance, making it the perfect setting for dinner parties or Sunday lunches with family.

The kitchen/breakfast room has been tastefully refitted with contemporary gloss units and integrated appliances. It opens into a side hallway with garden access, tiled flooring, and a multi-use room, with WC.

From here, steps lead down to a well-appointed utility room, home to the biomass boiler and ample storage, plus plumbing for laundry appliances. This lower level also connects to a fully equipped self-contained annexe comprising a double bedroom, modern kitchen/living space, and a sleek shower room. With its own private entrance, this area offers the perfect setup for guests, dependent relatives, or potential rental income.

Upstairs, Rosehill continues to impress with a sense of light, air, and elevation. The pièce de résistance is undoubtedly the first floor living room a striking triple-aspect space with panoramic countryside views, high ceilings, and a second wood-burning stove. Whether used as a formal lounge, creative studio or library, it's a room that inspires.

The principal bedroom enjoys similar views across the gardens and surrounding fields, while the further four bedrooms offer comfortable, well-proportioned accommodation ideal for children, guests, or flexible use as studies and hobby rooms.

The family bathroom has been stylishly appointed, with a freestanding roll-top bath, separate walk-in shower, period-style fixtures and plentiful storage all designed with relaxation in mind.

The property is set within approximately 0.8 of an acre, a blend of formal gardens, fruiting orchard, wildlife pond, paddock area and vegetable beds all screened by mature hedging and trees for absolute privacy and peace.



To the front, a sweeping lawn bordered by vibrant flower beds and a charming slate-paved pergola terrace creates the perfect spot for alfresco entertaining. To the side and rear, the land opens out to reveal a productive orchard, a large pond with a gravelled seating area, and a spacious paddock, ideal for pets, play or even a pony. There is a polytunnel and greenhouse, suited for a kitchen garden, and expansive lawned areas that could be landscaped further or left natural to support local wildlife.

For buyers with vision, the land also presents a potential opportunity for subdivision into multiple lots ideal for multigenerational living, holiday units, or simply to redevelop (subject to the necessary planning consents). Alternatively, for those seeking peace and seclusion, Rosehill functions beautifully as a private garden retreat.

Adding further value and flexibility, the detached two-storey stone barn is full of possibility. With charming original stonework and a slate roof, it currently serves as excellent storage, but could be sensitively converted into a home office, guest accommodation, or a holiday let subject to planning. Regardless of its usage, this building offers real scope.

Set within the vibrant riverside village of Cargreen, Rosehill enjoys the best of both worlds: a tranquil, countryside setting with strong community spirit, yet excellent access to the city and coast. The nearby Cargreen Yacht Club provides sailing opportunities and regular social evenings, while the Memorial Hall offers everything from Pilates to community events. There is also a parish run local red bus linking to Saltash and Waitrose, making day-to-day life both convenient and connected.

Beyond Cargreen, the Tamar Valley Area of Outstanding Natural Beauty offers endless walks, water activities and exploration. And with Plymouth just across the water, and mainline rail connections to London plus airports at Exeter and Newquay, the location feels accessible without compromising on tranquillity.

Whether you're dreaming of a country lifestyle, seeking land and space for family, or exploring the potential to create something more, Rosehill offers a truly rare opportunity. Viewings strictly by appointment with the sole selling agent, Lang Town and Country – contact us today to experience the full scope and serenity of Rosehill.

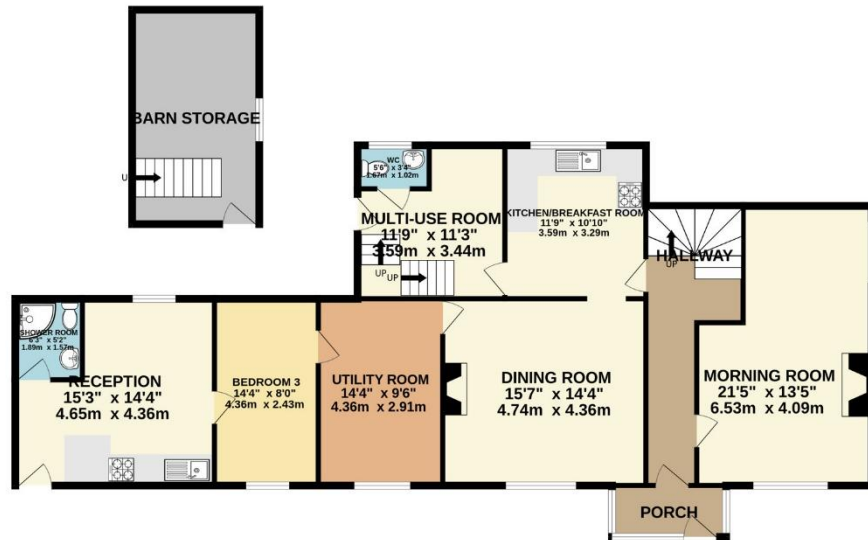




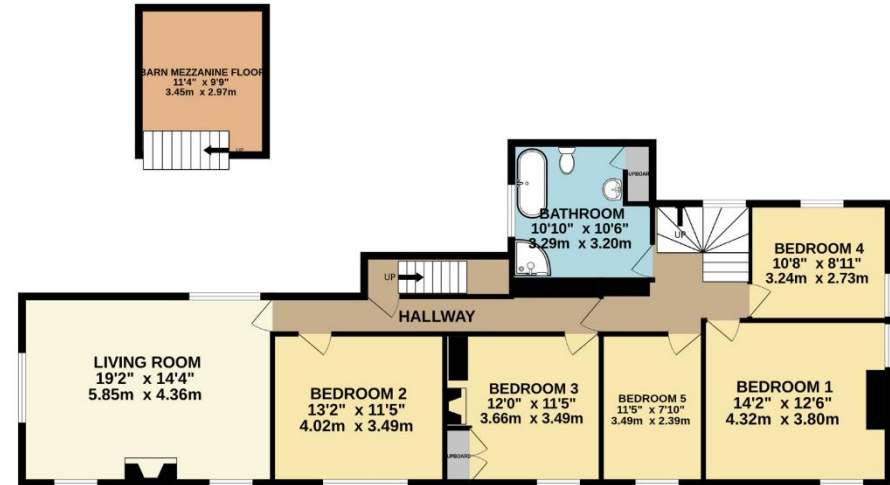




GROUND FLOOR
1501 sq.ft. (139.5 sq.m.) approx.



1ST FLOOR
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 2819 sq.ft. (261.9 sq.m.) approx.

Whilst 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.
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