



2 Cove Meadow, Wilcove, Torpoint, PL11 2RD

Price £750,000

Set within an exclusive development of just eighteen homes on the banks of the River Tamar, this individually designed executive home, set on a plot of 0.29 of an acre, has been thoughtfully extended to create a spacious and versatile family retreat. Beautifully presented throughout and set in a truly enviable location, it is ideal for those seeking the very best of waterside living.

The ground floor begins with a welcoming entrance hall that leads to a well-proportioned study, perfect for home working, and a convenient downstairs cloakroom. At the heart of the home lies the kitchen/breakfast room, with stone countertops, and top of the range appliances, which flows seamlessly into a light and airy morning room. From here, double doors open into the lounge, a generous dual-aspect space with a feature fireplace and wood-burning stove, which in turn connects to the formal dining room. Together, these spaces create a superb flow, ideal for family life and entertaining. A practical utility room adjoins the kitchen, with access to both the garden and a large double garage.

The first floor is equally impressive, with a bright and spacious landing leading to four well-proportioned double bedrooms. The principal suite includes a dressing room and a modern en-suite shower room, while the second bedroom also benefits from its own en-suite. Two further bedrooms are served by a sleek family bathroom.

Externally, the gardens have been beautifully landscaped to create an enclosed and private retreat. Designed with both practicality and relaxation in mind, they feature raised fruit and vegetable beds, fruit trees, and a lawned area. A raised deck with Jacuzzi provide an exceptional setting for entertaining, with splendid water views, complemented by a convenient outdoor shower room. To the front, a large driveway with additional parking sits alongside the double garage.

The property enjoys an unrivalled position within Cove Meadow, offering direct access to the sheltered waters of the Rivers Tamar and Lyner. The property owners benefit from the use of private amenity areas including a jetty and foreshore, with safe year-round deep water moorings available via Cove Head CIC, accessed securely through a locked gate. This makes the home an exceptional choice for boating enthusiasts and anyone drawn to life on the water.

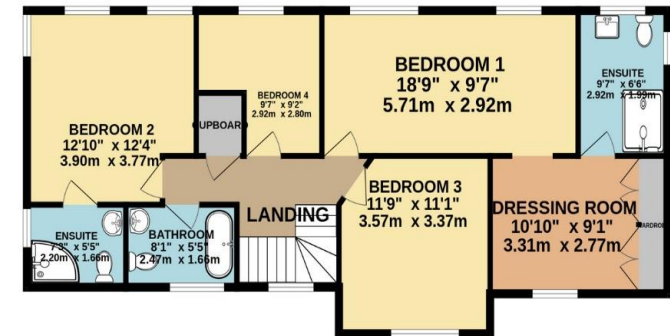
The charming village of Wilcove lies just a mile from Torpoint on the picturesque Rame Peninsula, surrounded by unspoilt countryside and beautiful creekside views. To the west, the wider Rame Peninsula – often described as Cornwall's forgotten corner – offers an array of golden beaches, dramatic coastal walks and quaint fishing villages, providing endless opportunities for relaxation and exploration. Everyday amenities are available in nearby Torpoint, while the vibrant city of Plymouth, with its shopping, leisure and cultural attractions, is just a short drive away. Transport links are excellent, with Plymouth mainline station offering a direct three-hour service to London Paddington, and St Germans station only fifteen minutes from Wilcove providing a convenient alternative.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.

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TOTAL FLOOR AREA : 2470 sq.ft. (229.5 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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