

Cliff Cottage, North Pill



Saltash | Cornwall | PL12 6LJ

Price £1,250,000



This is a rare opportunity to secure a landmark, architecturally developed riverside home in one of Cornwall's most iconic landscapes. Having started as a quaint two-bedroom cottage built in the 1880s, the property has since been beautifully reimaged to make the most of its incredible position beside the water. Set on a plot of around 0.68 acres, it stands today as a distinguished and characterful home of exceptional quality and scale.

Spanning over 5,300 square feet, Cliff Cottage unfolds gracefully across three floors, each designed to capture the views of the river and draw in natural light. On the ground floor, a welcoming reception hall and atrium, added in 2000, form the heart of the home, leading through to a family room, a spacious sitting room, and a large rotunda dining room with panoramic views across the Tamar.

The kitchen and breakfast room offers generous proportions and a thoughtful layout, complete with solid stone countertops and an adjoining utility room. To the front of the property, the south-facing sun rooms extend the full width of the house and provide quiet, light-filled spaces that are perfect for morning coffee, reading, or simply enjoying the river in peace.

Upstairs, the first floor provides an elegant master bedroom suite with its own dressing room and en-suite bathroom, the unique curved shape to the front of the room perfectly frames the garden and water beyond. There are three further double bedrooms, a family bathroom, and a separate office that could easily be adapted into another bedroom if desired.

Part of the first floor has been cleverly configured to create a self-contained annexe with its own kitchen and private access. Currently operating as a successful short-term holiday let, it has become a much-loved destination for visitors exploring the South West. Guests frequently praise both the setting and the hospitality, with segments of testimonials including:

"If you are looking for a stay which is convenient for both Devon and Cornwall, this couldn't be better. The view is stunning and the owners very helpful. Clean and value for money."

"Lovely cottage with everything you need. Modern kitchen, excellent decor, beautiful views of the gardens, wildlife and the River Tamar. Lovely, helpful hosts. Excellent value for money."

The second floor adds even more flexibility, offering two spacious loft rooms that can be used as creative studios, additional bedrooms, or dedicated work-from-home spaces, subject to the relevant planning consents.



Outside, Cliff Cottage enjoys exceptional gardens that enhance its sense of privacy and tranquillity. The south-facing grounds are arranged to make the most of the sunlight throughout the day, with sweeping lawns that flow down towards the river. A well-established kitchen garden provides seasonal produce, complemented by lush, mature planting and an abundance of flowering shrubs that attract birds and butterflies through the warmer months. The combination of cultivated areas and natural greenery creates a setting that feels both vibrant and peaceful, perfectly suited to riverside living.

Within the garden there is also ground level garage, accessed via the lower section of the plot. This area presents an exciting opportunity for completion, offering potential for a fully enclosed garage or additional storage area once finished, further adding to the practicality and value of the property. A substantial connected barn currently serves as a garage and workshop, with multiple storage rooms. Plans are being developed to convert this building into a two or three bedroom barn conversion under potential Class Q permitted development, subject to planning. This offers an exciting opportunity for anyone wishing to create additional living accommodation, a separate holiday let, or a home studio.

Within the grounds there is also a self-contained one-bedroom flat, currently rented on a long-term agreement. Further details are available from the agent. North Pill is one of Saltash's hidden gems, peaceful and rich in maritime history yet wonderfully convenient. From the property, it is only a short distance to Saltash town centre, the mainline train station, and the A38, providing quick access to Plymouth and deeper into Cornwall. For leisure, the highly regarded China Fleet Country Club and Golf Course is only minutes away, offering fitness facilities, swimming, dining, and championship golf. The surrounding countryside and riverbanks offer endless opportunities for walking, paddleboarding, and exploring.

Cliff Cottage offers something increasingly rare: space, serenity, and a spectacular riverfront position, all within easy reach of amenities and transport links. Whether as a full-time residence, a multi-generational home, or a riverside retreat with a thriving short term holiday letting opportunity, this is a once-in-a-generation chance to secure a truly special property in one of South East Cornwall's most captivating settings.



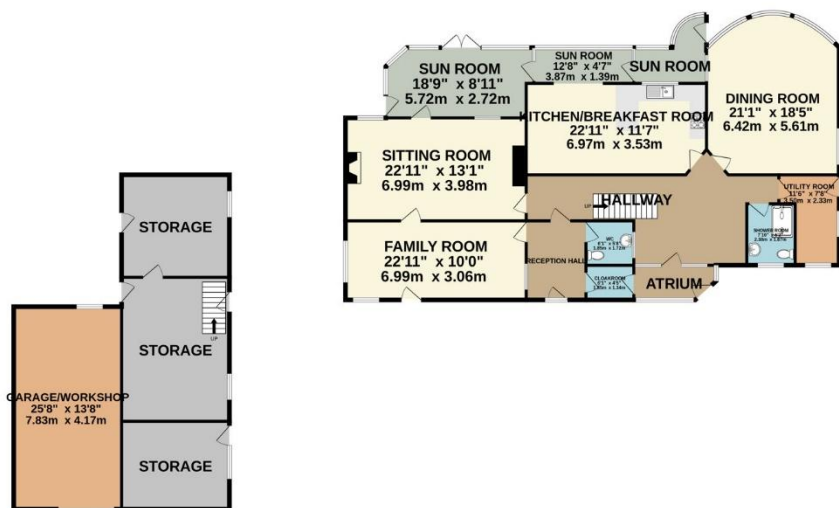




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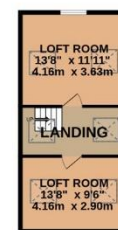
GROUND FLOOR
2806 sq.ft. (259.5 sq.m.) approx.



1ST FLOOR
2128 sq.ft. (197.7 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 5373 sq.ft. (499.2 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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