

# *March Cottage & March House*



*Cargreen | Saltash | PL126PA*

*Offers Over £850,000*





March  
Cottage

March  
House



Lang Town & Country are delighted to present an exceptional opportunity to acquire one of the River Tamar's most prestigious waterside residences. March House and March Cottage, now seamlessly combined, create a truly remarkable home of scale and character with extensive south-facing gardens, unrivalled river frontage, and panoramic views across this spectacular stretch of the Tamar Valley Area of Outstanding Natural Beauty. Rarely does such a property become available, offering not only a landmark home within the village of Cargreen but also an enviable riverside lifestyle.

The accommodation is wonderfully versatile, with multiple reception rooms, two fitted kitchens, and extensive bedroom provision across the first floor. There is scope for multi-generational living, a statement family residence, or simply the luxury of space and flexibility. Wide expanses of glazing bring in natural light and frame the spectacular outlook over the gardens and the river beyond, while several of the principal reception rooms open directly onto terraces and lawns, ensuring the house is perfectly aligned with its setting.

The bedroom accommodation is extensive, with a principal suite enjoying commanding views across the water, a number of further double bedrooms, and additional smaller rooms that provide options for studies, dressing rooms, or children's spaces. One of the bedrooms includes a mezzanine with direct access to the loft, adding a unique and versatile dimension. Bathrooms and utility areas are sensibly placed throughout the property, supporting family life and entertaining with ease. The top floor is home to an exceptionally large loft room, offering superb potential as a studio, games room, office, or additional bedroom, depending on individual needs, subject to the relevant permissions. This expansive area crowns the property, further underlining its flexibility and scale.

Outside, the combined grounds are a highlight of the property. Sweeping, south-facing lawns are complemented by mature planting, pathways, and seating areas, all leading gently down to the water's edge. The gardens provide privacy, space, and direct access to the river, perfectly suited for boating, sailing, or simply enjoying the peace and beauty of the Tamar Valley. The breadth of the river frontage makes this a truly rare chance to own a property of stature in such a privileged position.



Cargreen is a vibrant and welcoming riverside village, set within a designated conservation area on the edge of the Tamar Valley Area of Outstanding Natural Beauty. Surrounded by lush countryside, ancient woodlands, and scenic walking trails, the village is particularly popular with sailing and boating enthusiasts. At its heart lies the thriving Cargreen Yacht Club, which offers deep-water moorings, a slipway, dinghy park, visitor facilities, and a friendly clubhouse hosting regular social events. As a Royal Yachting Association Training Centre, it also runs sailing courses and a cadet programme, making it ideal for families and seasoned sailors alike.

The community itself includes a primary school, church, and a range of year-round activities, with the renowned St Mellion Jack Nicklaus Golf Course and Country Club just under three miles away. The nearby town of Saltash, approximately seven miles distant, provides excellent amenities including independent shops, cafés, restaurants, a Waitrose supermarket, and a mainline railway station with direct services to London Paddington in around three hours and twenty minutes. Families are well catered for with highly regarded local primaries, Saltash Comprehensive for secondary education, and a choice of excellent independent schools including Plymouth College and Mount Kelly in Tavistock.

The location also provides easy access to the spectacular South Cornish and Devon coastlines, with sandy beaches, picturesque estuaries, and dramatic coastal walks all within easy reach. For wider travel, the A38 connects swiftly to Plymouth, Exeter, and the M5, making the area both peaceful and highly accessible.

Cargreen remains one of South East Cornwall's hidden gems, and this combined property stands as one of its finest homes, a rare and prestigious opportunity for unrivalled riverside living.













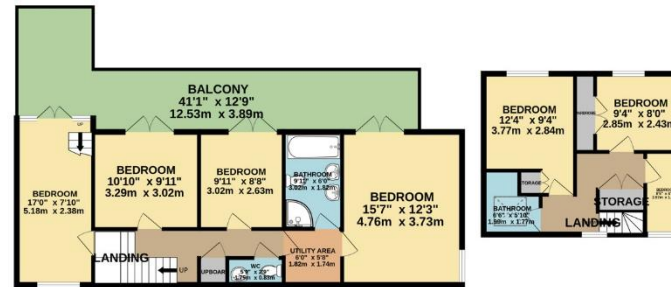




GROUND FLOOR  
1600 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



2ND FLOOR  
776 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 3435 sq.ft. (319.2 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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