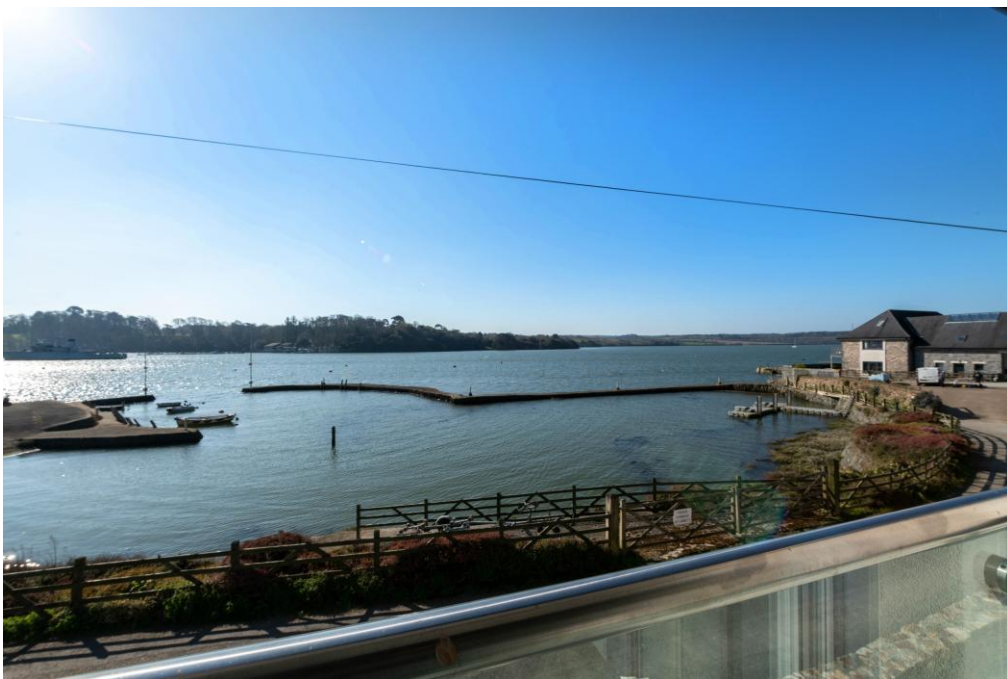




Lynher House, Antony Passage, Saltash, Cornwall, PL12 4QT

Price £425,000



This stunning waterside home is a fabulous contemporary upgrade of a period cottage, set in a quiet and tucked-away location on the edge of the tidal River Lynher. Thought to date from the 19th century, it has been extensively renovated to create a sleek and stylish retreat that perfectly balances historic charm with modern luxury. With breathtaking views across the private harbour and the Antony Estate beyond, this property offers an unrivalled sense of tranquillity while remaining within easy reach of Saltash and the A38.

Inside, the accommodation has been arranged in reverse level to take full advantage of the magnificent coastal scenery. On the ground floor, a welcoming entrance hall with wood-effect flooring leads to two generous double bedrooms, each with built-in wardrobes and contemporary en-suite bathrooms. The master suite features dual windows framing harbour views and a luxury bathroom with a freestanding double bathtub, walk-in drench shower, twin basins and WC. The second bedroom enjoys a similar outlook and offers an elegant en-suite shower room. A utility room houses the heating system and provides space for laundry appliances. Also on this floor is a large walk-in cloakroom.

The first floor is a spectacular open-plan living space with vaulted ceilings and exposed timbers, creating an airy, light-filled environment. The kitchen is beautifully appointed with Neff appliances, Corian worktops, a large central island with breakfast bar, and an American-style fridge freezer. At the opposite end, the sitting area centres around a contemporary wood-burning stove on a slate hearth, with two sets of patio doors opening onto Juliet balconies to frame the panoramic waterside views.

Outside, a paved parking area at the front provides space for two cars and doubles as a seating area to enjoy the outlook. To the rear, a roof terrace accessed from the first floor offers a private spot for alfresco dining and relaxation, with pleasant views over a green bank beyond.



Antony Passage is a tranquil waterside hamlet nestled at the mouth of Forder Creek, where it meets the River Lynher. A small collection of period cottages lines the shoreline, enjoying uninterrupted views across the tidal water to the National Trust-owned Antony Estate on the opposite bank. Accessed via a quiet single-lane road with no through traffic, the location offers rare peace and seclusion. Despite its privacy, the hamlet is just ten minutes from the well-connected town of Saltash and the A38, offering easy access to the Tamar Valley, Cornwall's southern coast, and the city of Plymouth. A network of scenic footpaths extends from Antony Passage along the unspoilt riverbanks, making the area ideal for walkers and nature lovers. Boating enthusiasts are equally well catered for, with direct access to the river, frequent sightings of local wildlife, and the Royal Naval Sailing Club positioned directly across the water. The Antony House Pier also brings a touch of maritime activity to this peaceful setting. The train station is approx. 2.4 miles away.

Set within an Area of Outstanding Natural Beauty (AONB), the property is surrounded by stunning scenery and close to several notable attractions. Nearby National Trust landmarks such as Antony House, Port Eliot, and Mount Edgcumbe provide rich heritage, landscaped gardens, and scenic walking routes. Meanwhile, Saltash offers a welcoming selection of cafés, restaurants, and pubs, along with convenient amenities—including a nearby Waitrose—ensuring everyday essentials and quality produce are always within easy reach.

Lynher Moorings are available subject to application with priority given to property owners. From the sheltered waters of the creek, boaters can easily access the wider estuary at Antony Passage, which opens out into the broad expanse of the Tamar Estuary. From here, the route to open water is straightforward, with Plymouth Sound reachable in just over 20 minutes by boat.

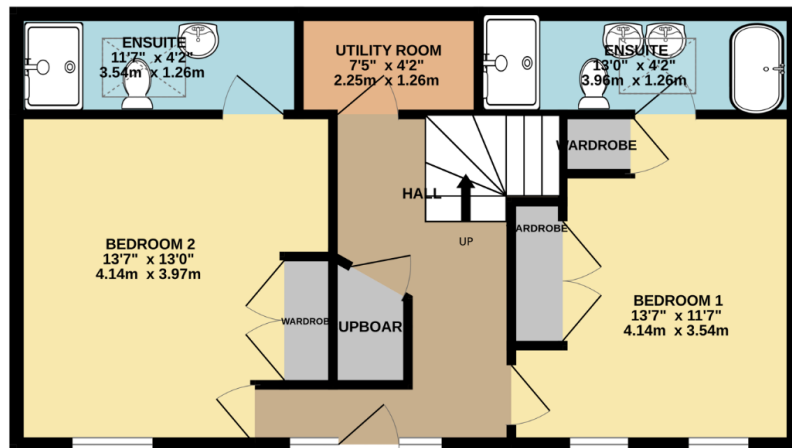
Agent's Note: All furniture and furnishings within the property can be included by separate negotiation, offering a rare turn-key opportunity for prospective buyers. This option provides a fully furnished home ready to move into, ideal for those seeking a seamless transition.

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

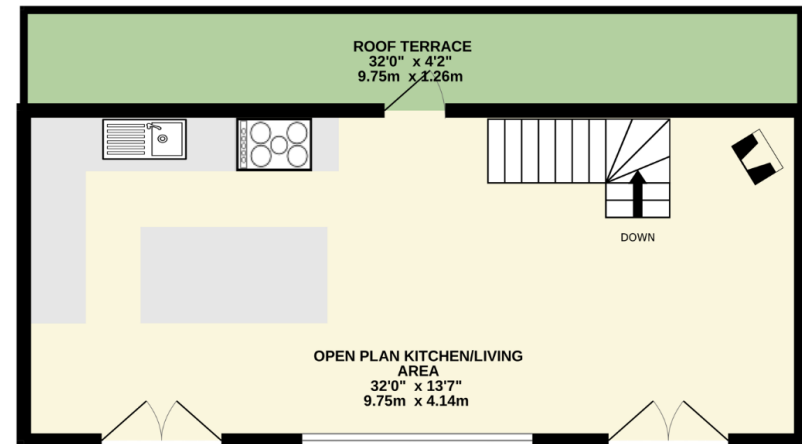
www.langtownandcountry.com



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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