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**Freehold : Council Tax Band B
EPC Rating E**

Fore Street, Cargreen

BELVOIR!

Guide price £342,500



Key Features

- > Deceptively Spacious Three Bedroom Cottage
- > Superbly Refurbished Throughout
- > Stylish & Contemporary With Many Original Features
- > Spacious Living Room With Slate Flooring & Log Burner
- > Gorgeous Kitchen/Breakfast Room With Breakfast Bar
- > Shower Room & Downstairs Toilet
- > Pretty Rear Garden
- > A Fantastically Versatile Garage/Garden Office/Dinghy Store

The picturesque yet humble front to this Cargreen property invites you into a Tardis-like spacious and extended home of 106 sq meters. With three bedrooms, 2 WCs and both a large living room and kitchen, it also has a modest yet pretty cottage garden leading to a garage/dinghy store, currently used as a modern garden office.

The home struggles to shake off its 'permanently on holiday' feel. The home and office have excellent broadband/fibre connections and supports two full time homeworkers. Quite often there is absolute silence in the secluded garden. Cargreen is the only village in the Parish of Landulph, which is in a rural setting with farms and equine facilities around it.



The property gives the occupiers not only the opportunity to enjoy the peace and calm of a riverside village rural bolthole, but also to opt into a thriving village community where there are more interest groups and organised community activities than you can shake a bushel of sticks at.

The quay at the bottom of the road, offers a breathtaking view of a 500 meter wide stretch of the Tamar River (on a full tide) and views across it to Glorious Devon. Country walks up and down the riverside are bountiful. Watch the cricket at the top of Church Road. Join the thriving yacht club, 200 meters outside the village, with adult and cadet groups. Use the public slipway to launch your 'canayaks', SUPs and small dinghies within 100 meters of the property. Borrow a book from the telephone box-book exchange. Wave to people, (who wave back!), in the lanes as you drive in and out. The village also boasts a playing field and a well-maintained younger children's play park. Despite its secluded spot, it is a 5 mile road trip to Saltash and 7 to Callington, 4 miles from Waitrose & Lidl.

Landulph has a 60-pupil village primary school, 'good' by latest Ofsted inspection. It is an easy commute to Plymouth and Saltash Train station is a 15 minute drive. The village Memorial Hall is a hub of community activities and hosts a Festival of Music and the Arts each Autumn. There are growing plans for a Community Orchard and is at its planning stage. You can get as involved in the community as much as you wish, or just enjoy your own peace and quiet.

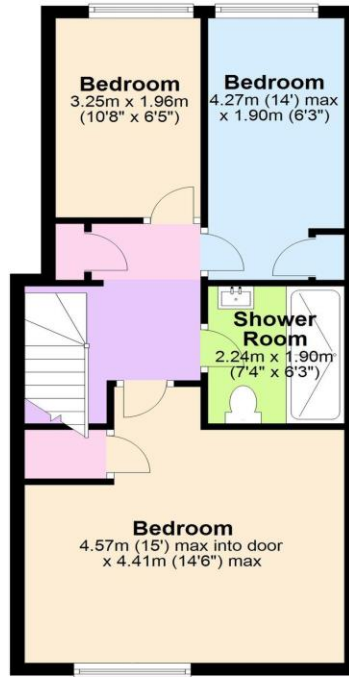
Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



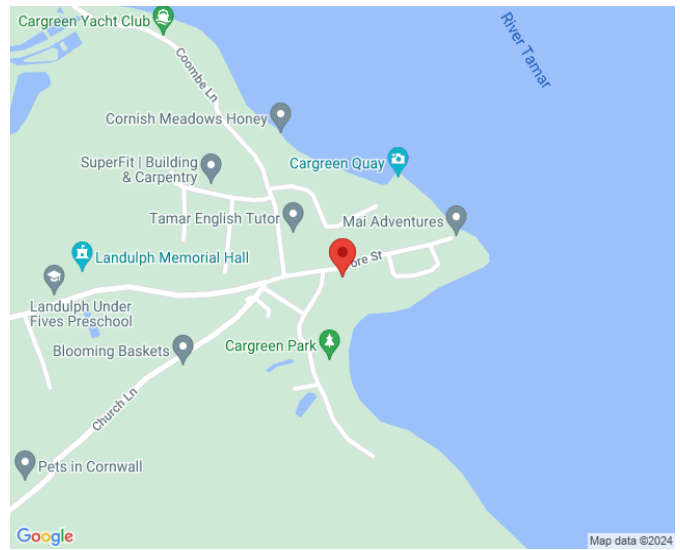
Garden Office

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 106.7 sq. metres (1148.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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