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**Freehold : Council Tax Band D  
EPC Rating TBC**

**Church Lane, Cargreen**

**BELVOIR!**

**Guide price £425,000**





## Key Features

- > Three Bedroom Detached Bungalow
- > 30'10" x 8'8" Garage
- > Driveway & Additional Parking
- > Far Reaching River & Countryside Views
- > Spacious Living Room With Log Burner

\*\*\* WHAT A VIEW!! \*\*\*

A wonderful three bedroom detached bungalow with far reaching views towards the River Tamar and surrounding countryside!

The property is favourably situated in the sought-after small village of Cargreen, Cornwall and is located only a short distance from the quay and waterside.

Features include; a spacious dual-aspect living room with beautiful views and feature log burner, an excellent kitchen/dining room, conservatory, two double bedrooms and a single, family bathroom, additional WC, driveway, ample off road parking, a superb sized garage measuring 30'10" x 8'8", oil fired central heating & more!





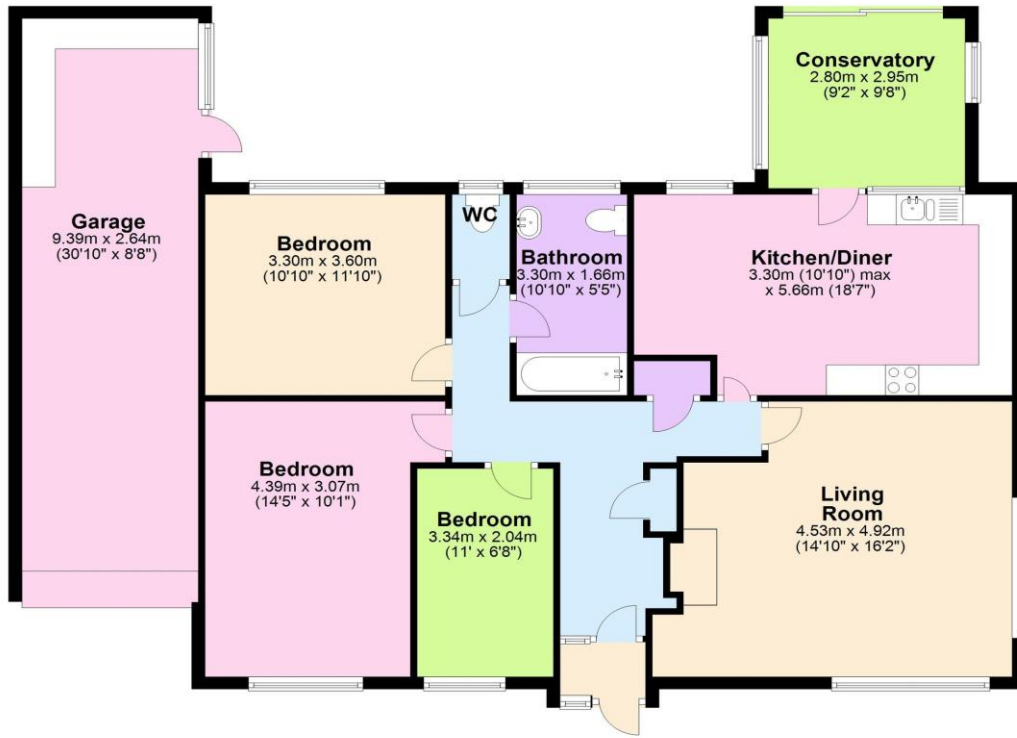
The bungalow also benefits from a superb rear garden. The current vendors have maintained and looked after this substantial space beautifully over their 24 years of ownership, with pretty plants, trees and views galore on display!

This distinctive property offers something truly unique in the current marketplace and viewings are most highly recommended!

Situated within the Tamar Valley Area of Outstanding Natural Beauty, this idyllic rural setting offers a potential buyer the chance to enjoy a calm and peaceful lifestyle whilst also enjoying a thriving village community. There are local walks aplenty with clubs and groups on your doorstep and a public slipway for all your water sporting needs! There is also a fantastic yacht club approx. 200 meters outside of the village and a well maintained children's play park nearby.

Despite its secluded location Cargreen is only a five mile road trip to Saltash, seven miles to Callington and four miles from Waitrose & Lidl with the neighbouring hamlet of Landulph boasting a highly regarded 60-pupil village primary school. It is an easy commute to Plymouth and Saltash Train station is only 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. St Mellion Estate is also only about 10 minutes up the road with its internationally renowned Golf Resort and Health Club & Spa!

**Ground Floor**  
Approx. 129.9 sq. metres (1398.3 sq. feet)



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)



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.

Contact us today to arrange a viewing...

# BELVOIR!

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