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Freehold : Council Tax Band C
EPC Rating C

Old Ferry Road, Saltash

BELVOIR!

Offers in excess of £325,000



Key Features

- > Stunning Waterside Cottage
- > Beautiful River & Countryside Views
- > Three Double Bedroom
- > Off Road Parking
- > Additional Space For A Motorbike Or Small Boat

Positioned in a truly enviable waterside location, this immaculately presented three double bedroom cottage offers an exceptional combination of character, comfort, and uninterrupted views across the River Tamar, the surrounding countryside, and the iconic Tamar Bridge.

Blending charm with modern finishes, this beautifully maintained home provides a unique lifestyle opportunity in one of the region's most picturesque settings.

The accommodation is thoughtfully arranged over three floors, with the main living space situated on the ground floor to make the most of the breathtaking outlook. Here you'll find a spacious and light-filled open-plan layout featuring wooden flooring, an attractive log burner, a defined dining area, and a stylish kitchen complete with fitted appliances and contemporary finishes.



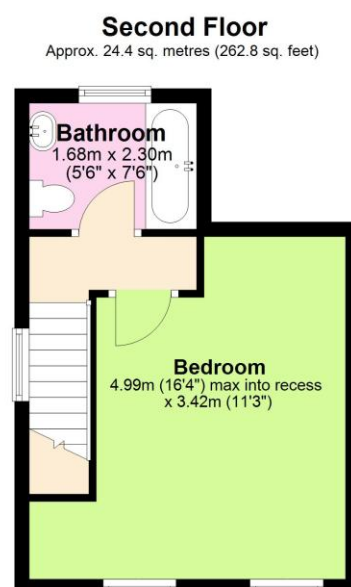
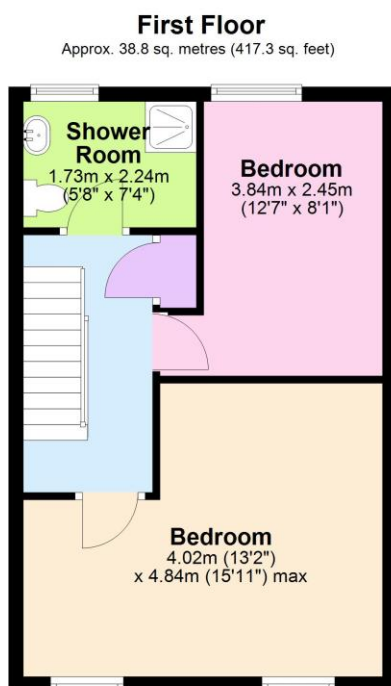
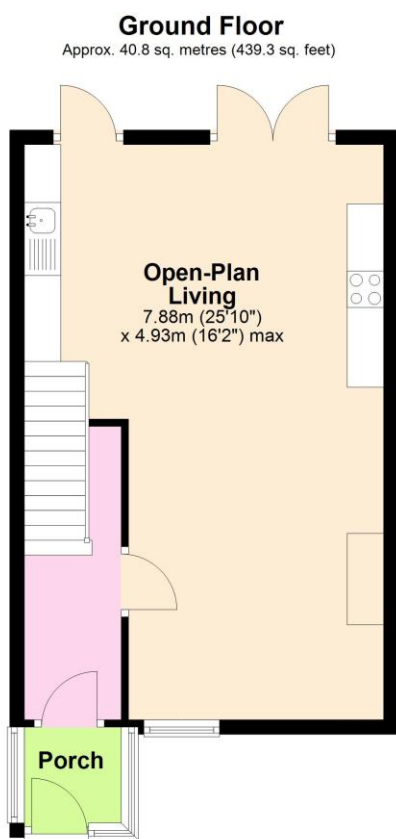
This space has been designed for both relaxation and entertaining, making the most of the river views from every angle.

On the first floor are two generous double bedrooms, including a stunning master bedroom with direct river views, alongside a well-appointed family bathroom. A further double bedroom and a sleek, contemporary shower room are found on the top floor, creating a flexible layout ideal for families or visiting guests.

Externally, the property is equally impressive. To the front, a pretty garden and an off-road parking space add convenience and kerb appeal. The rear garden is a peaceful haven, featuring a decked seating area, a small patio, a log store, mature planting, and a side gate leading to a private area with space to store a motorbike or small boat. A standout feature is the charming garden room, fully powered with windows, offering an ideal space for a studio, home office, or creative retreat.

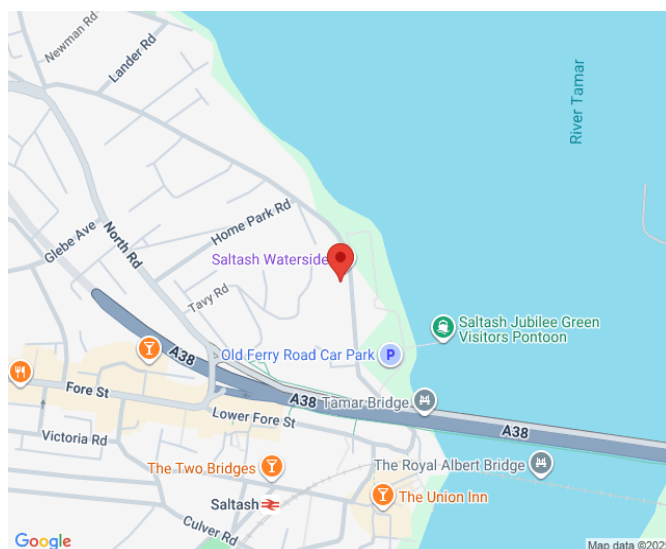
This is a rare opportunity to acquire a waterside home that not only delivers on location but also on finish, lifestyle, and versatility. Early viewing is highly recommended to appreciate everything this outstanding property has to offer.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.



Total area: approx. 104.0 sq. metres (1119.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	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.

Contact us today to arrange a viewing...

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