



Lime Kiln Cottage



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Commercial Road, Calstock, Cornwall, PL18 9QT

Village Centre 50 yards • Train Station 350 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles

A modern, detached 3-bedroom house in the heart of Calstock, enjoying wonderful panoramic river views and complete with a valuable south-facing sun terrace and two integral garages.

- Wonderfully Located Home
- 180-degree River Views
- 3 Bedrooms (One with Balcony)
- Open-plan Reception Room
- Beautifully Finished Bathroom
- South-facing Walled Terrace
- Two Valuable Garages
- Close to All Local Amenities
- Freehold
- Council Tax Band: D

Guide Price £450,000

SITUATION

This modern home occupies a prominent position in the heart of the picturesque World Heritage village of Calstock, within a stone's throw of the River Tamar, and enjoys wonderful 180-degree views of the river itself. All local amenities and facilities, including the village's train station and public quay, are immediately at hand.

Calstock, forming part of the Tamar Valley National Landscape (AONB), has an active arts and musical community and regularly hosts live music events and art shows. It is also a former inland port on the tidal path of the River Tamar, now enjoyed by sailing enthusiasts who use the quay and mooring facilities, with the village enjoying a good community spirit and a regular, 35-minute train service to the City of Plymouth. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. Within 10 minutes' walk of the house is a wildlife nature reserve, The River Tamar Walkway and Wetland Project, and there are various other footpaths, walks and trails within close proximity, including to Cotehele House and Estate, a notable local National Trust property.

The village of Gunnislake is 2 miles away whilst the thriving market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 7.5 miles away to the northeast.



DESCRIPTION

This contemporary detached house, in the very heart of Calstock, offers a wonderful lifestyle opportunity with the undoubted highlight being its breathtaking panoramic views of the River Tamar and Tamar Valley. Built, we understand, in 2004, the house has been a cherished home to our client - only the property's second owner - for the past 15 years. The 3-bedroom accommodation is elevated above the level of the river, thereby mitigating any flood risk, and enjoys considerable natural light as well as the superb river views. Of particular note are the south-facing, walled terrace and the property's two extremely valuable garages sitting at lower ground floor level, with parking in the village at something of a premium. This property would suit a variety of lifestyles and requirements including first-time buyers and growing families, as well as those downsizing or retiring, and those seeking a property suitable to "lockup and leave" or as a Cornish riverside retreat.

ACCOMMODATION

The house is accessed beneath a storm porch and the accommodation is briefly summarised as follows: an entrance hall; a ground-floor cloakroom; the well-equipped kitchen with unit downlighting and integrated appliances including an Electrolux oven, 4-ring electric hob, Beko dishwasher and separate spaces for an upright fridge-freezer and a plumbed appliance; a triple-aspect, open-plan sitting/dining room centered around a multi-fuel stove on a tiled hearth, and featuring French windows out to the south-facing terrace, positioned to take advantage of the views; three bedrooms, of which two are good-size doubles including one with a dual-aspect towards the iconic Calstock Viaduct, and the other benefitting from its own balcony and similarly enjoying the breathtaking views, and; the tastefully finished family bathroom with both a freestanding clawfoot bath and a tiled shower enclosure with a rain-style shower head.

OUTSIDE

The paved pathway approaching the front door continues around to the side of the house and leads to the south-facing, walled sun terrace, which is a superb, surprisingly private vantage point from which to enjoy the incredible views, or the comings and goings of the village. To the rear of the house is an enclosed courtyard garden with block paving and a plastic storebox. On the lower ground floor level are the property's two garages, of which one is 1.5-width and has a remote-controlled up-and-over door, and the other has a manual up-and-over door. Both have power and lighting, and the larger has water.

SERVICES

Mains water, electricity and drainage. Heating is via night storage heaters and the multi-fuel stove in the sitting room. Superfast broadband is available, and mobile voice/data services are available with Three, O2 and Vodafone. (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The Tamar Valley is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.
2. The property has never flooded and appears as "low risk" in the Environment Agency's flood risk checker, although in Zone 3 for planning flood risk assessment. Contact Stags for further details.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags Tavistock office. The what3words reference is [///flippers.motel.inspects](#). For detailed directions please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	63
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	85
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

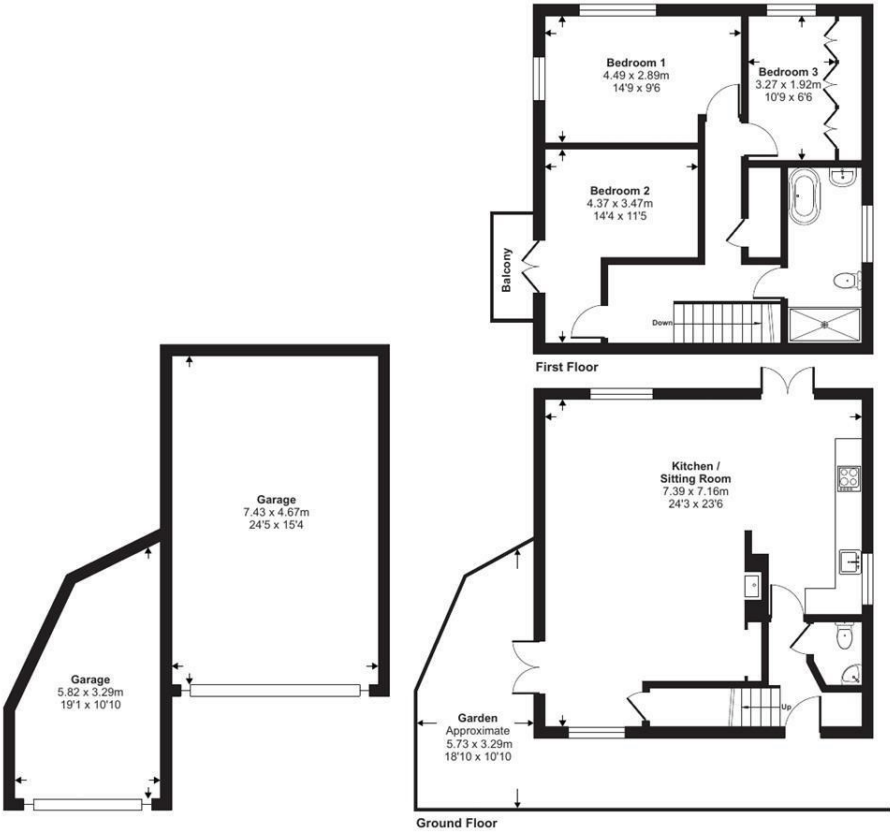
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Approximate Area = 1140 sq ft / 105.9 sq m
Garage = 534 sq ft / 49.6 sq m
Total = 1674 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1256657