



4, Johnson Park





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Calstock, Cornwall PL18 9RH

Train Station 100 Yards • Village Centre 500 Yards • Tavistock  
6.5 miles • Dartmoor 7.5 miles • Plymouth (via A388) 20 miles

An individual, detached 3/4-bedroom house in a quiet cul-de-sac, offering comfort, peace and privacy in equal measure, complete with a driveway, integral garage, and landscaped front and rear gardens.

- Versatile House with No Chain
- Impressive Sitting Room
- Stylish, Contemporary Kitchen
- Large Drive and Garage
- Freehold
- Bright and Well-presented
- South-facing Balcony
- Attractive Views
- Landscaped Gardens
- Council Tax Band: E

Guide Price £565,000

## SITUATION

This appealing home is located in a quiet cul-de-sac within the popular riverside village of Calstock, just 100 yards from the village's train station and 500 yards from the amenities and facilities of the village centre, including access to the River Tamar. Enjoying a good degree of privacy and shelter, the house also benefits from some attractive views to the front, including of Calstock's iconic viaduct.

Sitting amongst the Tamar Valley National Landscape (formerly AONB), Calstock is a thriving village with an active arts and musical community, benefitting from a regular, 35-minute train service to the city of Plymouth. With its access to the River Tamar, quay and mooring facilities, the village is popular with sailing enthusiasts. Within a short walk are The River Tamar Walkway and Wetland Project, a wildlife nature reserve, and various other footpaths and trails, including the National Trust's notable Cotehele House and Estate.

The desirable market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 6.5 miles away.





## DESCRIPTION

Offered to the market with no onward chain is this extremely comfortable and well-rounded, 3/4-bedroom detached house in a desirable cul-de-sac position in the heart of Calstock. Improved significantly during our client's ownership, the house is finished and presented to a very high standard whilst offering a good degree of peace, privacy and flexibility. Of particular note are the striking, vaulted sitting room, south-facing balcony enjoying excellent views, large integral garage, and landscaped front and rear gardens.

## ACCOMMODATION

The house is characterised by bright, tastefully finished and presented rooms which should appeal to those with a number of lifestyles and requirements. The layout is briefly summarised as follows: a welcoming entrance hallway; an impressive, dual-aspect vaulted sitting room centered around a stone fireplace and with access to a south-facing balcony terrace, from where one can enjoy views of the Tamar Valley; a separate snug room which could be utilised as a formal dining room, home office or ground floor bedroom; a cloakroom; a very well-appointed kitchen/dining room, which is equipped with a good range of contemporary units including a central island and breakfast bar, full-height pantry cupboards, and integrated appliances to include a NEFF 4-ring induction hob and extractor over, a NEFF oven, a Bosch multi-function oven, a Hoover dishwasher and a built-in fridge; a dedicated utility room; a rear WC; three first-floor bedrooms including a rear-facing master suite with a modern en-suite shower room, and; a standalone shower room featuring a sophisticated Insignia multi-function shower with both a rain-style head, body jets, steam function and built-in radio.

## OUTSIDE

To the front of the house is a tarmac and gravelled driveway, providing off-road parking space for several vehicles, flanked by a mature front garden. The integral garage is of a good size, with a remote-controlled, up-and-over door, plus power, lighting and water. The attractively landscaped rear garden features a timber summerhouse on a concrete base which opens to a gravelled seating area, a separate octagonal greenhouse and a corrugated metal tool shed.

## SERVICES

Mains water, electricity and drainage. Heating is via electric radiators. Superfast broadband is available, and mobile voice/data services are available with 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. Planning has been granted by Cornwall Council under application PA17/09575 for development of the field to the north of the house.





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.

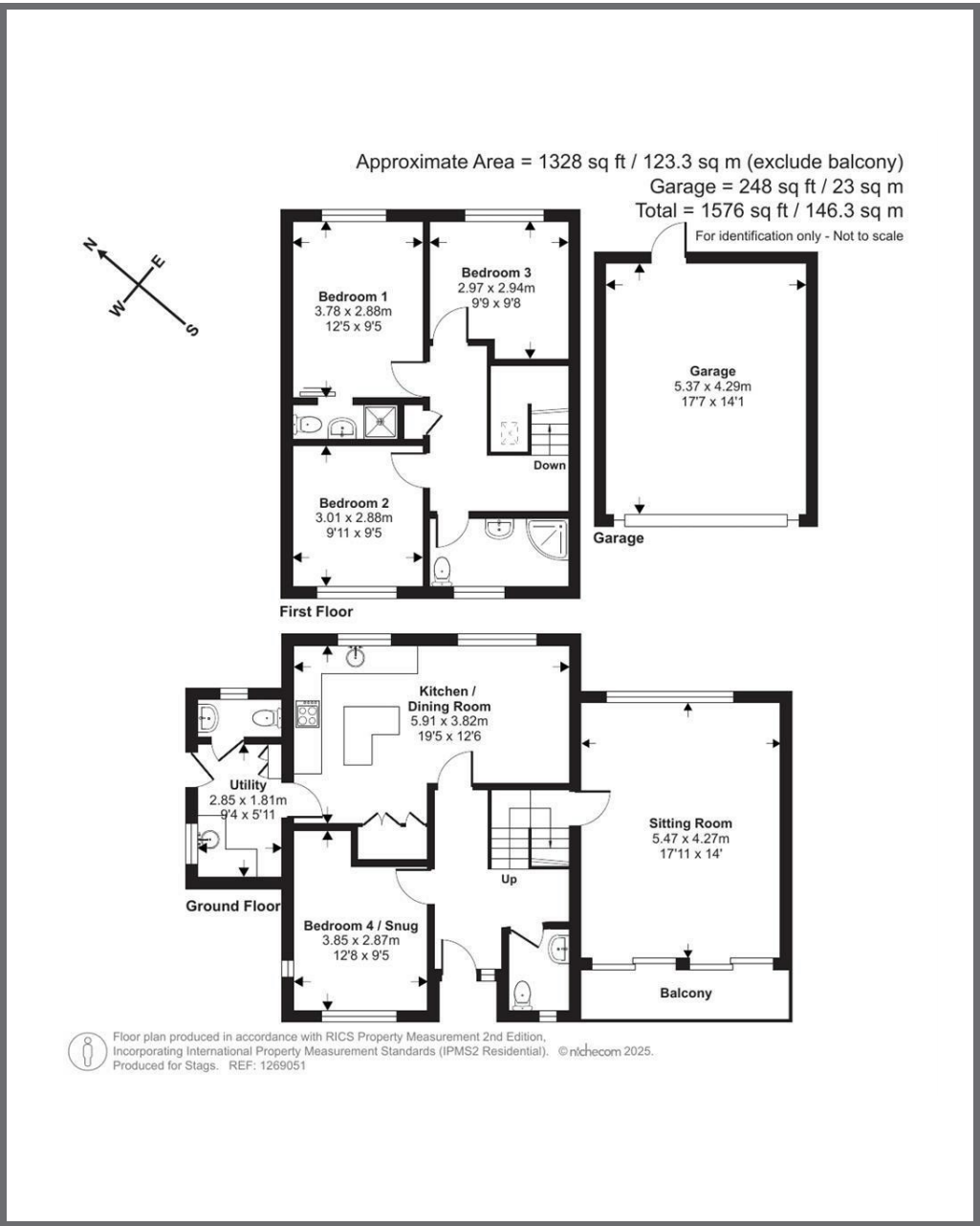


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		73
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	50	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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