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TAMAR VIEW COTTAGE CARGREEN, SALTASH, PL12 6PA

PRICE GUIDE £435,000





Commanding stunning frontline views over the River Tamar and countryside of the Tamar Valley AONB, a semi-detached house for improvement offering spacious and versatile accommodation and available on the open market for the first time in over 100 years. About 1276 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast Room, 3 Double Bedrooms, Bathroom, Courtyard, Driveway Parking.

ON THE WATERFRONT, YACHT CLUB 500 YARDS,
SALTASH 6 MILES, WHITSAND BAY 12 MILES,
PLYMOUTH 10 MILES

LOCATION

The property lies in an enviable and exclusive setting, close to the waters edge adjacent to what was formerly known as Empress Quay, the location would have been a hive of activity in Victorian times with the wide and sheltered waters of the River Tamar being used as a busy thoroughfare transporting agricultural goods to Plymouth.

Cargreen has a yacht club (www.cargreencyc.co.org) with deep water moorings available on the River Tamar, a primary school at Landulph Cross and a community hall. The Landulph peninsula is one of the regions most scenic positions. The Tamar Valley was granted World Heritage Status in 2006 and is an Area of Outstanding Natural Beauty. The waters of Plymouth Sound lie about 7 miles to the south by boat.

Additional recreational facilities can be found at St. Mellion International Golf Resort. The waterside town of Saltash, includes a Waitrose store on its northern outskirts. Plymouth is accessible via the A38 and provides a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth - London Paddington 3hrs).



DESCRIPTION

Believed to have been in our clients family ownership for over 100 years and on the market for the first time, Tamar View comprises a semi-detached cottage in a prized riverside setting with expansive river and country views. The cottage is in need of some improvement and offers spacious and versatile accommodation.

The property extends to about 1276 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 11' Dining Room with river views - 16' Kitchen/Breakfast Room with Rayburn - 21' Sitting Room with open fireplace - FIRST FLOOR - 3 Double Bedrooms - Bathroom.

OUTSIDE

Brick paved drive (for 2/3 cars) and patio area immediately to the front.

Rear courtyard with pedestrian right of way over in favour of the neighbour.

EPC RATING - F, COUNCIL TAX BAND - D

DIRECTIONS

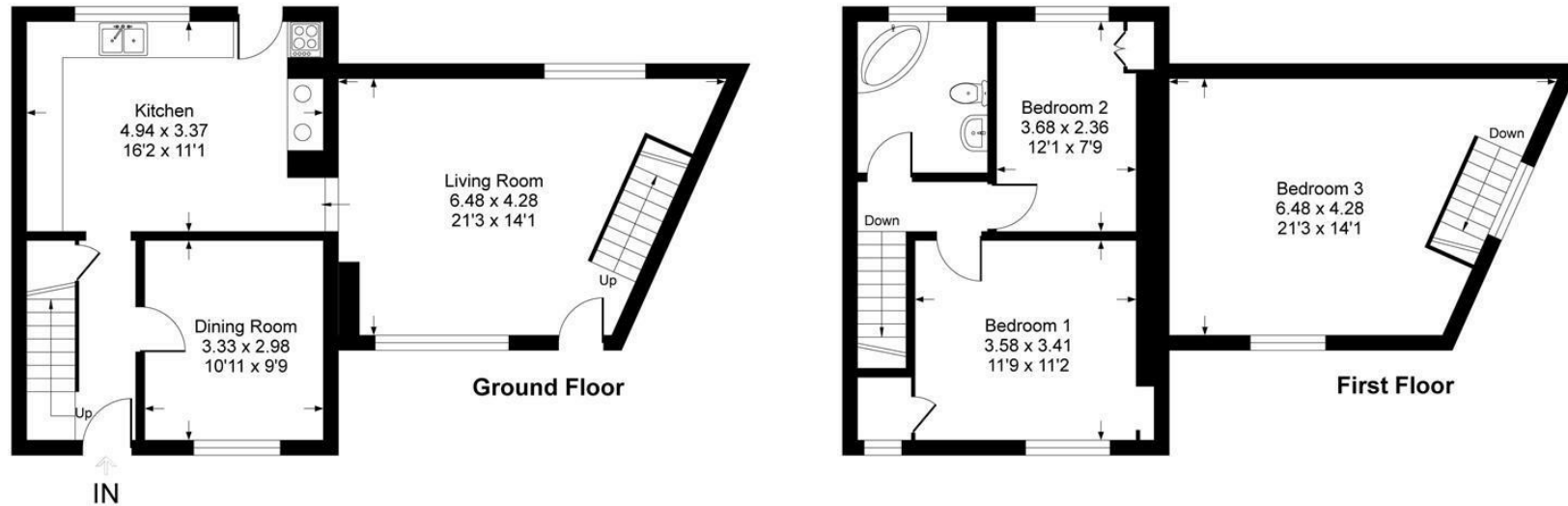
Using Sat Nav - Postcode PL12 6PA - the property will be found adjacent to the quay.







Tamar View Cottage, PL12



Approximate Gross Internal Area = 119 sq m / 1276 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Scott Parry Associates

These particulars should not be relied upon.