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THE SINGING TREE HIGHER KELLY, CALSTOCK, CORNWALL, PL18 9RA

PRICE GUIDE £800,000





TAMAR VALLEY GEM - A south facing Hivehaus privately situated within about 1 acre of natural gardens, commanding a stunning prospect over the tidal waters of the River Tamar and the protected landscape of the Tamar Valley AONB. An extraordinarily rare opportunity and well suited for naturalists or those in the creative industries. About 1018 sq ft, 40' Open Plan Living Room/Kitchen, Laundry Room/WC, 2 Double Bedrooms (Both Ensuite), Private Drive and Ample Parking, Stone Barn with Potential, Solar PV (under installation), About 1 Acre of Natural Gardens

CALSTOCK WATERFRONT SLIPWAY/PONTOON 600 YARDS, TAVISTOCK 5 MILES, SALTASH 14 MILES, PLYMOUTH 20 MILES, WHITSAND BAY 18 MILES, EXETER 48 MILES

LOCATION

The property is quietly situated in a traffic free position on the edge of the riverside village of Calstock, approached over a private driveway and in a south facing position from which it commands stunning views over the Tamar Valley.

The charming waterside village of Calstock has the usual amenities including a church, pubs, cafes, hairdressers, art gallery and arts chapel with music and events, bus stop and a variety of small shops and a quayside area with boatyard, moorings and access to the tidal River Tamar (Plymouth Sound by boat 15 miles).

The village also has a branch line railway station on the Gunnislake to Plymouth line providing a useful commuter service and links to the mainline (Plymouth to London Paddington 3 hours). This is an Area of Outstanding Natural Beauty and in 2006 the Tamar Valley was given World Heritage Status. The rich and diverse landscape of the Tamar Valley AONB covers around 75 square miles (195 square kilometers) with an extensive array of wildlife habitats and meandering rivers together with ancient woodlands and wetlands. Local landmarks include the National Trust's Cotehele House which lies just to the west of Calstock and St Mellion International Golf Resort (about six miles).

The classic Westcountry town of Tavistock is only a short drive and offers a wide variety of facilities including notable boutiques and delicatessens. Saltash has a Waitrose store on its northern outskirts and Plymouth has a large and thriving University together with a long and historic waterfront with many cafes, restaurants, and antique shops centred around the cobbled Barbican quayside. Plymouth also has a cross channel ferryport providing regular services to France and northern Spain.



DESCRIPTION

The Singing Tree comprises a unique home in an extraordinary near riverside setting, south facing and with stunning Tamar Valley and River views from the principal rooms and the outside space this really is a once in a lifetime opportunity. The protected landscape of the Tamar Valley AONB plays host to an abundance of observable natural flora and fauna and this property is well suited to outdoor enthusiasts and nature lovers where the glorious views, birdsong and sounds of nature perfectly combine to soothe the soul.

The Hivehaus is a modular system inspired by the hexagonal honeycomb structures that honey bees build, the property benefits from triple glazing with windows by Rationel, western red cedar cladding, grp roof, Oso hotwater and Solar PV (under installation) amongst many other features.

The accommodation extends to about 1018 sq ft and briefly comprises - 40' Open Plan Living Room/Kitchen with kitchen by Ikea and Hwam Wiking wood burner Laundry/Cloakroom WC - Principal Bedroom with River Views and Ensuite Bath/Shower Room/WC - Further Double Bedroom with Ensuite Shower/WC.

OUTSIDE

The private entrance drive leads to a level parking/turning area. Adjacent to the parking area there is a traditional stone built barn measuring about 3.25m x 3m over two floors and may be suited for conversion to overflow accommodation, a studio or work from home space subject to any consents that may be required.

The south facing garden extends to just over 1 acre and comprises a level area around the residence with fabulous vistas over the River Tamar and unspoilt countryside of the Tamar Valley. A pathway leads down through the garden which is largely natural with banks and terraces having an abundance of natural flora and fauna. This space presents opportunities for the creative gardener with ample room to provide formal gardens, kitchen garden and wooded/natural areas. Garden Shed.

The land has a 5ft wide gate at the lower end opening onto Lower Kelly Road adjacent to Calstock Boatyard providing a convenient amenity for those with boating interests.

This section of land previously had planning permission (expired) for a "Wayside Cafe" of about 47 sqm under planning application number PA14/02797 - Lower Kelly Road provides access to a network of footpaths (one leading to Cotehele House) and popular with walkers exploring the Tamar Valley.



EPC RATING - TBC, COUNCIL TAX BAND - B

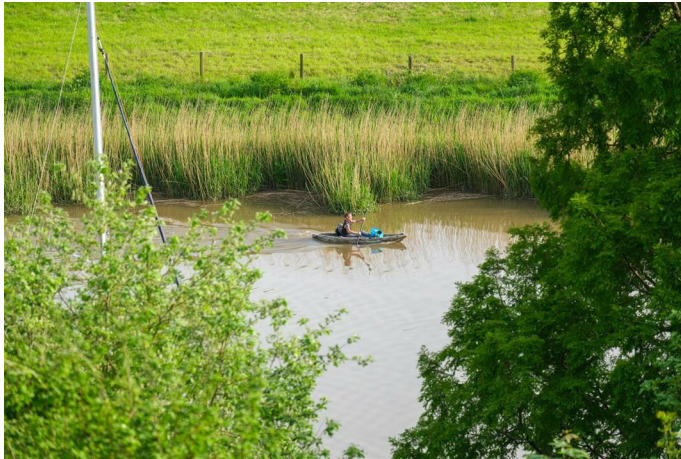
The property has mains water and electricity and private sewage treatment plant. Broadband speed ?????

DIRECTIONS

Using Sat Nav - Postcode PL18 9RA



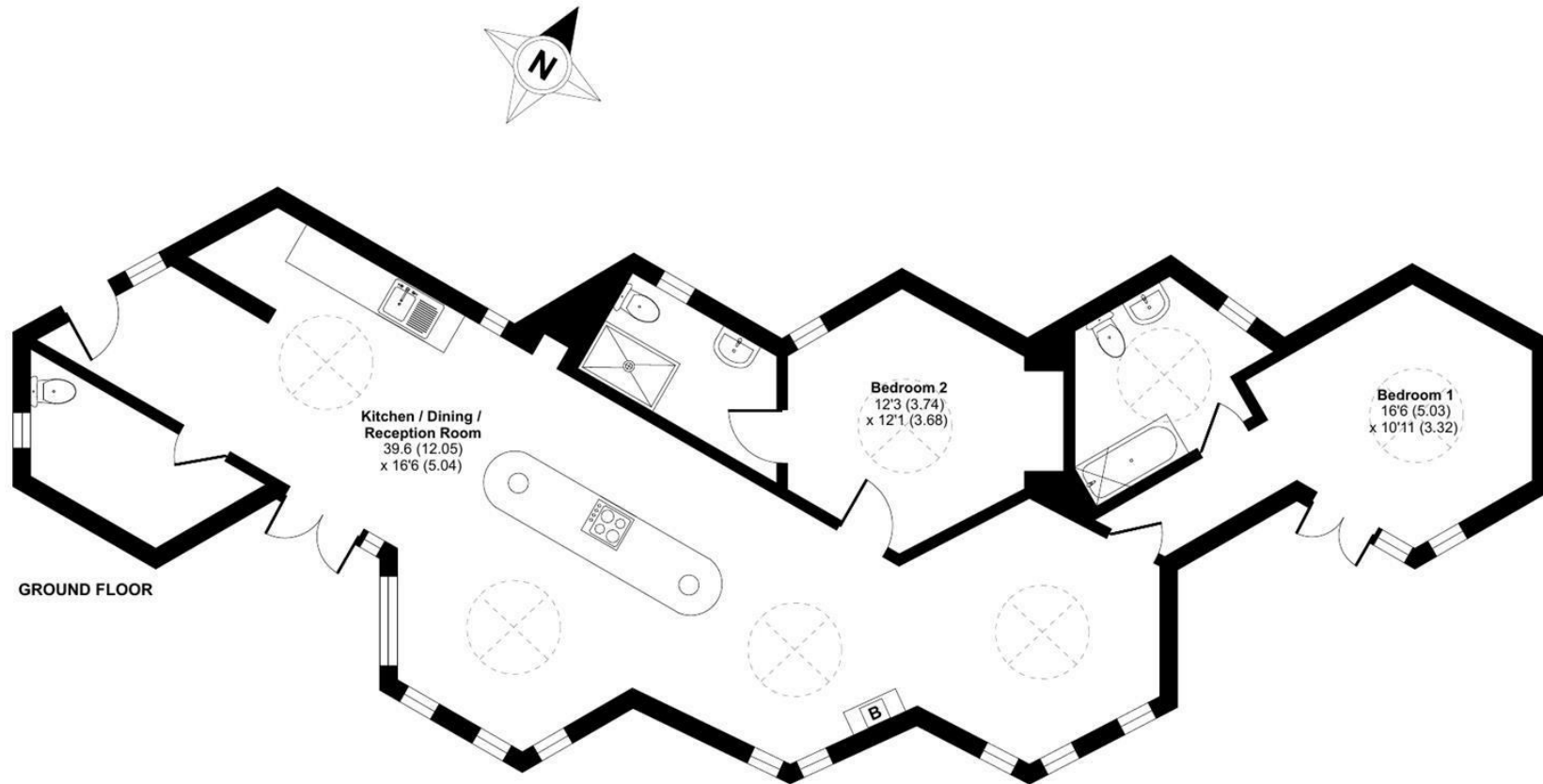




The Singing Tree, Higher Kelly, Calstock, PL18

Approximate Area = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1103639

These particulars should not be relied upon.