

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

12 HODDERS WAY, CARGREEN, SALTASH, PL12 6NY

GUIDE PRICE £390,000





A rarely available riverside house in this exclusive setting (of just four houses), with extraordinary views over the tidal waters of the River Tamar and the unspoilt countryside of the Tamar Valley AONB. About 1623 sq ft, 34' Sitting/Dining Room with open fire, 15' Kitchen/Breakfast Room, 3 Double Bedrooms (1 Ensuite), Shower Room/WC, Oil Fired Central Heating, Full Double Glazing, Garage, Enclosed Low Maintenance Garden with Uninterrupted and Expansive River Views.

CARGREEN YACHT CLUB 450 METRES, SALTASH 6 MILES, PLYMOUTH 10 MILES, WHITSAND BAY 13 MILES

LOCATION

The property lies in an enviable and exclusive setting, close to the waters edge, this charming riverside village 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 with deep water moorings believed to be 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

Rarely available and on the open market for the first time since new in 1997, the well presented property lies in an outstanding waterside location with an uninterrupted aspect and 180 degree panorama over the tidal waters of the River Tamar and the lush green hillsides of the wide Tamar Valley. The open aspect provides the perfect vantage point to observe the abundance of wildlife of the river and of course the water based activities including yachting, kayaking and of course wild swimming at slack water.

Given the waterside location the property is suitable for owner occupation or perhaps for use as second home or holiday let. Indeed our client has used the property as a private second home and as a successful holiday let, income details available upon request and our client will consider selling the property with furniture and effects (excluding personal items) subject to separate negotiation.

The accommodation is found to be well presented and benefits from oil fired central heating and full double glazing, extending to about 1623 sq ft the layout is of reversed design to capitalise on the beautiful views and briefly comprises - GROUND FLOOR - Spacious Full Height Reception Hall with staircase off - Laundry Room with oil fired boiler, 18' Principal Bedroom with Ensuite Bathroom/WC, French doors and window providing super river views - 2 Further Double Bedrooms - Shower Room/WC.

FIRST FLOOR - 33' Sitting/Dining Room having an open fireplace and dual aspect with balcony type Velux roof lights enabling super views across the river - 15' Kitchen/Breakfast Room with double doors to the Dining Area providing fabulous entertaining space - Cloakroom/WC.

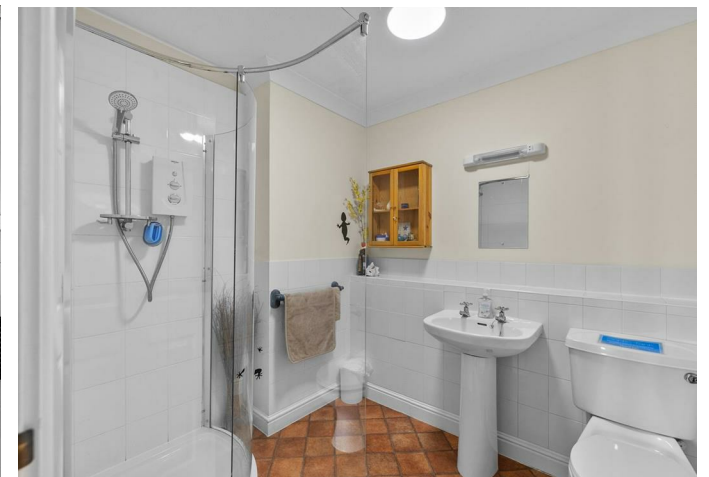
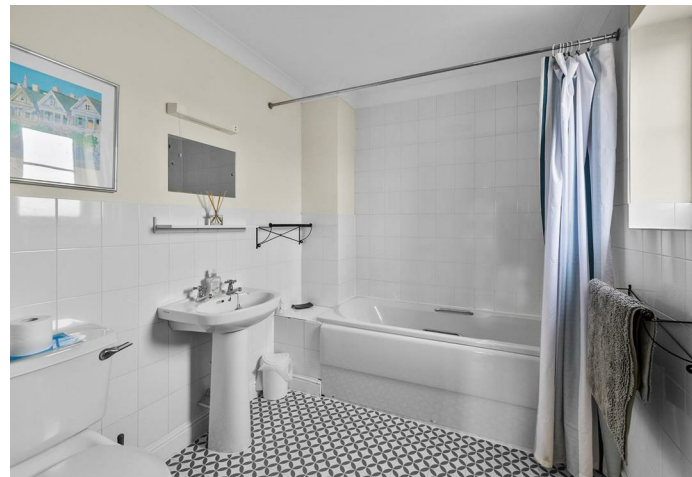


OUTSIDE

The brick paved drive and courtyard is exclusive to the 4 properties on this cul de sac leading to the garage with up and over door and electric connected.

The enclosed rear garden is low maintenance with extensive patio and decked terrace. The garden commands wonderful and awe inspiring views over the river and valley. There is ample space on the south east side of the house for storage of kayaks and/or small dinghy etc.





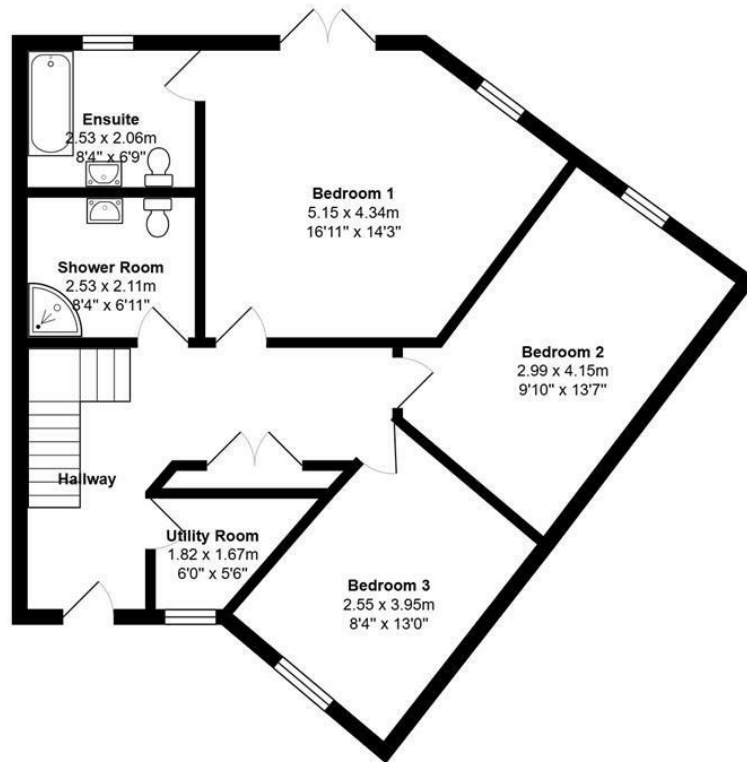


EPC RATING - D, COUNCIL TAX BAND - D
SERVICES - Mains water, electricity and drainage. Mobile Coverage - Indoor - Limited, Outdoor - Likely. Broadband - Ultrafast available.

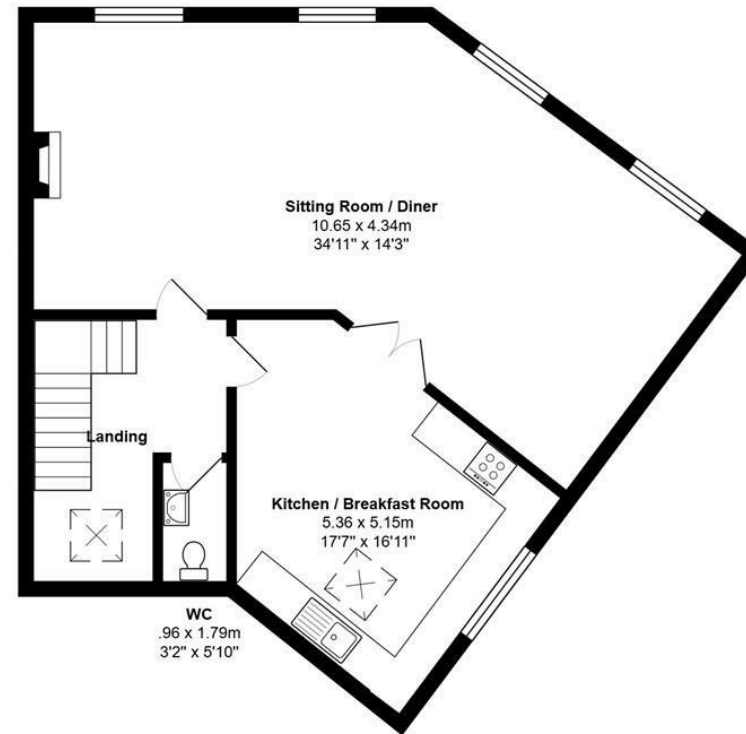
DIRECTIONS

Using Sat Nav - Postcode PL12 6NY - we recommend that you approach from the A388 via the turning at Pentillie Castle.





Ground Floor



First Floor



Total Approximate Area - 150.8 m² ... 1623 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All measurements show the maximum dimensions

©241Photography for Scott Parry Associates

These particulars should not be relied upon.