

## DISCREETLY AVAILABLE ANTONY PASSAGE, SALTASH, PL12 4QT

£820,000





A contemporary riverside house of quality, south facing and commanding a stunning prospect over the sheltered tidal waters of the River Lynher and the historic parkland of the Antony House Estate beyond. About 1997 sq ft, 18' Sitting Room, Kitchen/Breakfast Room, Dining Room, 19' Playroom/Studio, 18' Principal Bedroom with Ensuite Shower Room/WC, 3 Further Double Bedrooms, Luxurious Family Bath/Shower Room, Driveway Parking, Integral Garage/Workshop, Gardens. A truly unique opportunity in a fabulous setting, well suited to owner occupation or second home/holiday home.

ON THE WATERS EDGE, SALTASH 2 MILES, PLYMOUTH 8 MILES, EXETER 50 MILES, WHITSAND BAY 12 MILES, FOWEY 29 MILES

#### LOCATION

The historic hamlet of Antony Passage is at the mouth of a small creek and adjoins the wide tidal Lynher River estuary. Unobstructed views from the house span a panorama encompassing Churchtown Nature Reserve, Forder Lake, the confluence with the River Lynher and extending to the National Trust's Antony Estate on the opposite bank.

This is a waterway frequented by a variety of pleasure craft, with Plymouth Sound only 5 miles distant by boat. The hamlet lies at the end of a no-through road and is little known.

The hamlets of Antony Passage and Forder lie within the Tamar Valley Area of Outstanding Natural Beauty. This location is at the foot of Trematon Castle, which is a well known local and historic landmark. Antony Passage and Forder have a vibrant community, revolving around the tidal foreshore area and most attractive wooded hillsides that protect it from the prevailing winds. Forder Creek leads to the wider estuary at Antony Passage and from there into the expanse of the Tamar estuary and then out to sea with Plymouth Sound just over 20 minutes by boat. Deepwater moorings may be available at Saltash where there is a thriving sailing club with a pontoon, the Saltash Town Council also manage a visitors pontoon.

The amenities of Saltash are within easy reach of the property and here there is a comprehensive selection of local shops with a Waitrose store and many other amenities including the China Fleet Country Club with golf and leisure facilities, the popular Saltash community School and a number of primary schools. In addition there are private schools in Plymouth and Tavistock. Saltash also has a busy yacht club with deep water moorings, a visitors pontoon and public slipways. Plymouth City Centre is within easy reach, as is the A38. There is also a railway station at Saltash and good public transport links.



## DESCRIPTION

The property represents a rare and unique opportunity to purchase a contemporary home in a coveted riverside setting, carefully positioned and designed so that each of the principal rooms take full advantage of the distracting and awe inspiring views over the Lynher Estuary and the verdant grounds of the National Trust's Antony Estate beyond. The house is well equipped with quality and luxurious features including Worcester Bosch oil fired central heating serving underfloor on the ground floor and radiators at first floor, upvc and aluminum framed windows by Green Circle Bespoke Glazing, Chesneys wood burner and Fumagalli outside lighting amongst many others. Our client may consider selling the property with some furniture subject to negotiation.

The accommodation extends to about 1997 sq and briefly comprises - GROUND FLOOR - 19' Reception Hall with oak floor and oak and glass staircase off - 18' Dining Room with dual aspect - 16' Kitchen/Breakfast Room with white high gloss cabinets and well equipped with induction hob, double oven, warming drawer, dishwasher, wine fridge and fridge freezer - 18' Sitting Room with triple aspect and French doors to patio - 20' Studio/Playroom with French doors to patio - Cloakroom/WC - FIRST FLOOR - 18' Principal Bedroom with dual aspect, dressing area and Ensuite Shower/WC - 17' Bedroom 2 again with dual aspect and door to Juliet Balcony - 2 Further well appointed Bedrooms - Luxurious Family Bath/Shower Room with large bath, walk in shower, electric underfloor heating, twin basins with vanity unit and Santana heated mirror.

## OUTSIDE

A sliding electric gate leads to a level parking area, in addition our clients park outside the gate on the highway. In addition there is a brick paved forecourt leading to the large garage/workshop with electric door and useful loft over. A level lawn has a fine south aspect with super river views. Paved patio for barbecues and entertaining with outside courtesy lighting and a storage shed to the rear.

EPC RATING - D, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage to a private septic tank. Full double glazing including with a mix of upvc and aluminum. Oil fired central heating with underfloor on the ground floor, radiators on the first floor and electric underfloor in the bath/shower rooms. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

Please ask for address details.

## VIEWING

STRICTLY BY PRIOR APPOINTMENT ONLY.







# Curlew House, Antony Passage, Saltash, PL12

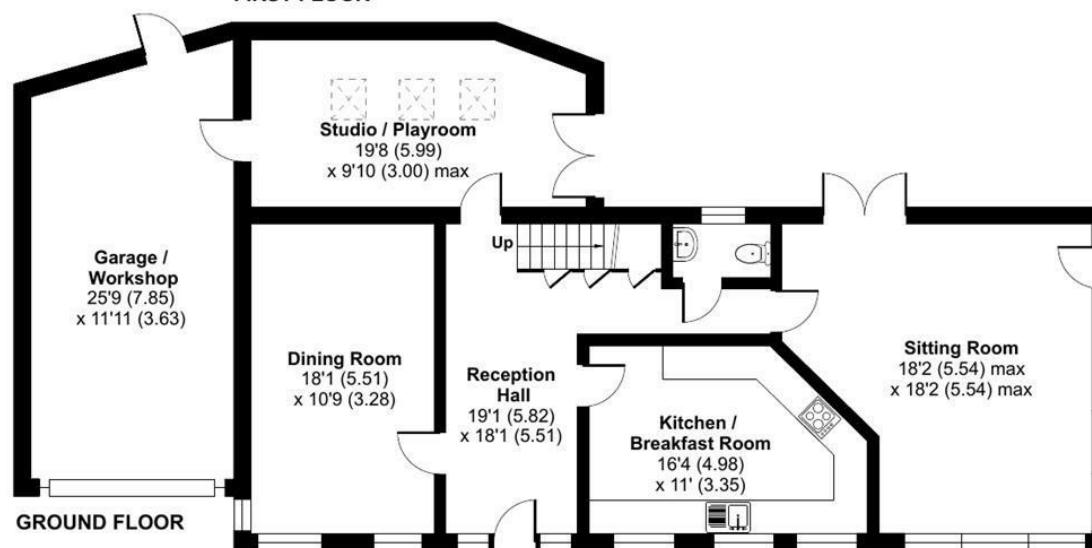
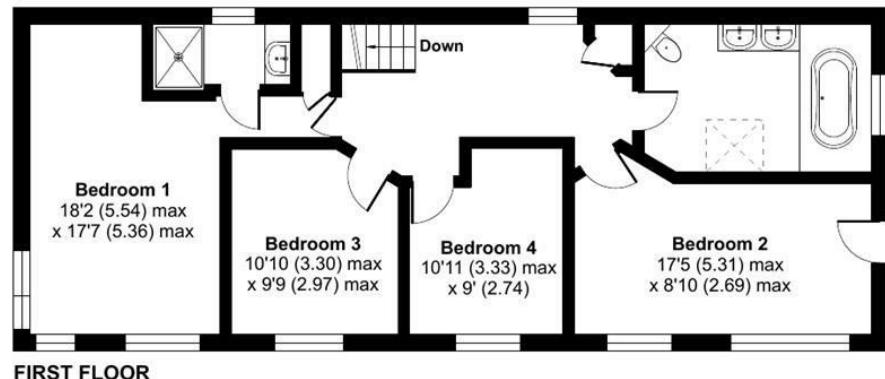


Approximate Area = 1997 sq ft / 185.5 sq m

Garage = 287 sq ft / 26.6 sq m

Total = 2284 sq ft / 212.1 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). ©nchecom 2024.  
Produced for Scott Parry Associates. REF: 1220357

These particulars should not be relied upon.