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## CATALPA COTTAGE LANDULPH, SALTASH, PL12 6NG

PRICE GUIDE £300,000





A detached bungalow on a level plot and only a short distance from Cargreen waterfront. About 629 sq ft, Sitting Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom, Driveway Parking, Garage, Generous Established Gardens.

CARGREEN YACHT CLUB 0.75 MILE, SALTASH 5 MILES, WHITSAND BAY 14 MILES, PLYMOUTH 11 MILES, EXETER 54 MILES



## LOCATION

Catalpa Cottage lies in an enviable position close to the village of Cargreen with its long tidal frontage to the Tamar River/Estuary, the sheltered waters of Plymouth Sound are only about 6 miles to the south by boat.

Landulph has a fascinating history as an embarkation point for pilgrims visiting the shrine of St James at Compostela de Santiago during the 15th century, there is a beautiful church with Norman origins, a primary school (rated "good" by Ofsted) and a community hall. Closeby Cargreen is a charming riverside village which 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 available on the River Tamar.

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.

There are delightful walks to be enjoyed around the waterside areas and the countryside of the Tamar Valley. Places of interest locally include Pentillie Castle (the setting for the popular Sky 1 drama, Delicious) with its beautiful gardens and the venue for various events, various National Trust properties including Cothele House, The landmark of The Cheeswring on Bodmin Moor and the wide open spaces of the Dartmoor National Park are within an easy drive.

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).

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (40 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 32 miles to the south and the famous surfing beach of Polzeath is within about a 1 hour drive.



## DESCRIPTION

Catalpa Cottage comprises a detached country bungalow in a prized hamlet setting within the Tamar Valley. The property benefits from full double glazing and oil fired central heating and would benefit from some improvement to a contemporary standard. The level plot enables straightforward access for those with mobility issues.

The accommodation extends to about 629 sq ft and briefly comprises  
- Reception Hall - 18' Dual Aspect Sitting/Dining Room with wood burner and sliding patio door to garden - 10' Kitchen/Breakfast Room  
- 2 Bedrooms - Bathroom.







## OUTSIDE

A level driveway provides parking for 3/4 cars and leads to the garage with up and over door.

The gardens are generous with a south aspect and level lawn with established flower and shrub beds.

## COVENANTS

The property has the following covenants -

- a) Single private dwelling in the occupation of one family. No trade or business.
- b) Not to use the property for any noisy, dangerous or offensive use and not to cause a nuisance to adjoining properties.
- c) Not to use the property for agricultural purposes of an intensive or smell producing nature.
- d) Not to use the property as a scrap yard or store scrap materials.
- e) To maintain to the satisfaction of our client good and sufficient stockproof walls or fences along the boundaries of the property marked with a "T" mark inwards on the plan.

Mineral rights are reserved below a depth of 10 fathoms from the surface.

EPC RATING - D, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and private drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6NG



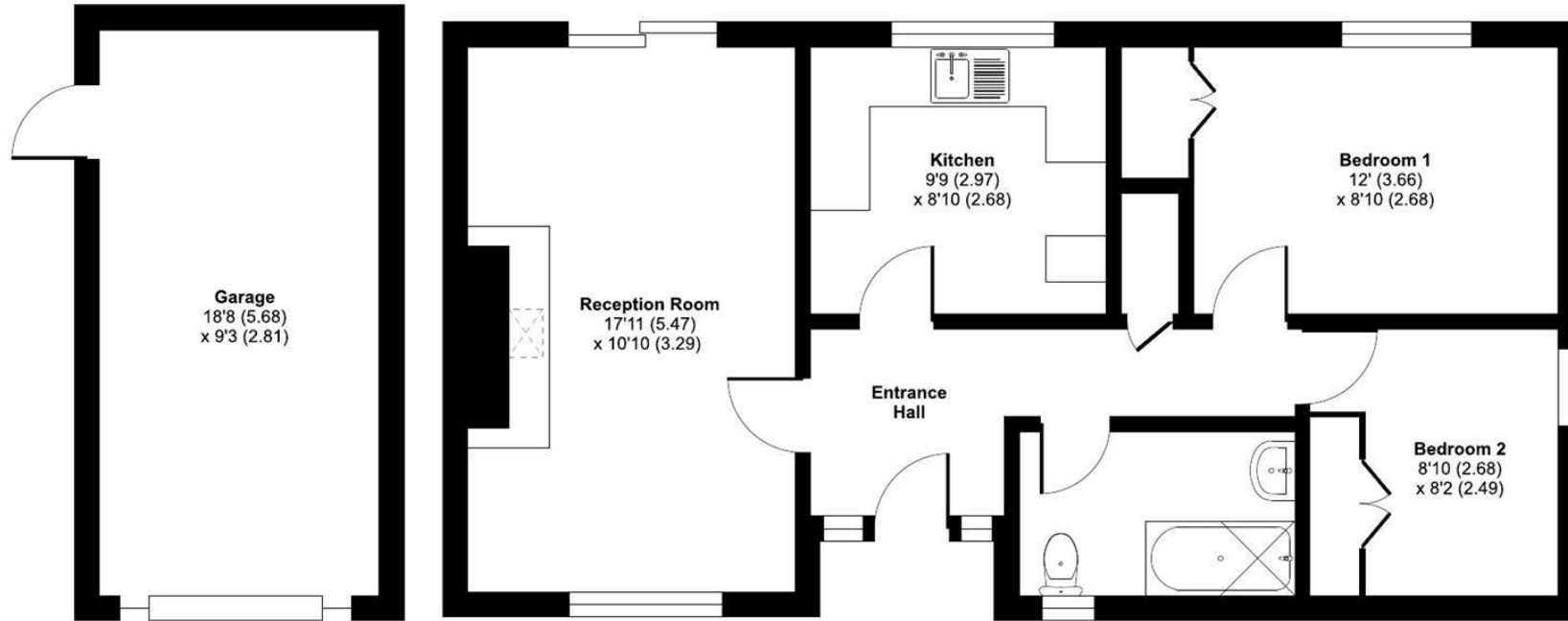
## Landulph, Saltash, PL12

Approximate Area = 629 sq ft / 58.4 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 801 sq ft / 74.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1289692

These particulars should not be relied upon.