



Noosa  
Higher Kelly | Calstock | Cornwall | PL18 9QZ

FINE & COUNTRY



NOOSA

---









Commanding a prime spot above the banks of the River Tamar, in the picturesque riverside village of Calstock, within an Area of Outstanding Natural Beauty, Noosa is an immaculate four-bedroom south-facing detached property with a spacious annexe suited to multi-generational living. This home offers the perfect blend of modern luxury, energy efficiency and low maintenance in a tranquil setting. All of the living spaces are designed to enjoy the stunning countryside vistas. The property is situated on the edge of the vibrant village with convenient access to public transport into Plymouth, Tavistock and beyond.

The front door opens into a hallway with a cloakroom/WC. The spacious open-plan kitchen and living area boasts a high curved ceiling and bi-fold doors that open onto a generous south-facing balcony, offering breathtaking views across the Tamar Valley to the National Trust Cotehele Estate and the Calstock viaduct. The well-designed living space is light and airy with a feature wall adorned with Venetian plastering, creating a striking effect with streaks of copper. The kitchen features bespoke units by Kettle Kitchen, quartz worktops and high-end Bosch appliances, including an induction hob, combination oven, second oven, warming drawer and dishwasher. A large central island with a wine fridge adds a touch of luxury and convenience.

Adjacent to the kitchen is a boot room with a back door leading to the parking area and the front door to the annexe. The upper floor further includes a sunroom with triple aspect glazed windows, designed to catch the afternoon and evening light, adding to the home's charm. A generous living space featuring a built-in wood-burning Stovax stove and triple aspect windows leads to an additional balcony, to sit and enjoy the quiet surrounds and sunset.



Descending to the lower ground floor, the home continues to impress with a substantial master bedroom that includes a large walk-in wardrobe and an elegant en-suite bathroom with full size bathtub. Two more large double bedrooms on this floor each benefit from en-suites and walk-in wardrobes, showcasing the home's thoughtful design and attention to detail. This floor also features a versatile reception room bathed in natural light that can easily be converted into an additional double bedroom. Completing this level is a well-proportioned laundry room and two generous-sized storerooms, which could be optimised as a home cinema or gym. All rooms on the lower ground floor have high ceilings, and all bathrooms are equipped with Grohe showers.

The property includes an airy independent annexe with its own entrance. This space features a double bedroom, a shower room, and an exceptional open plan living/kitchen area, with access to a large exterior balcony through sliding doors. The annexe is ideal for guests or extended family, providing privacy and comfort.















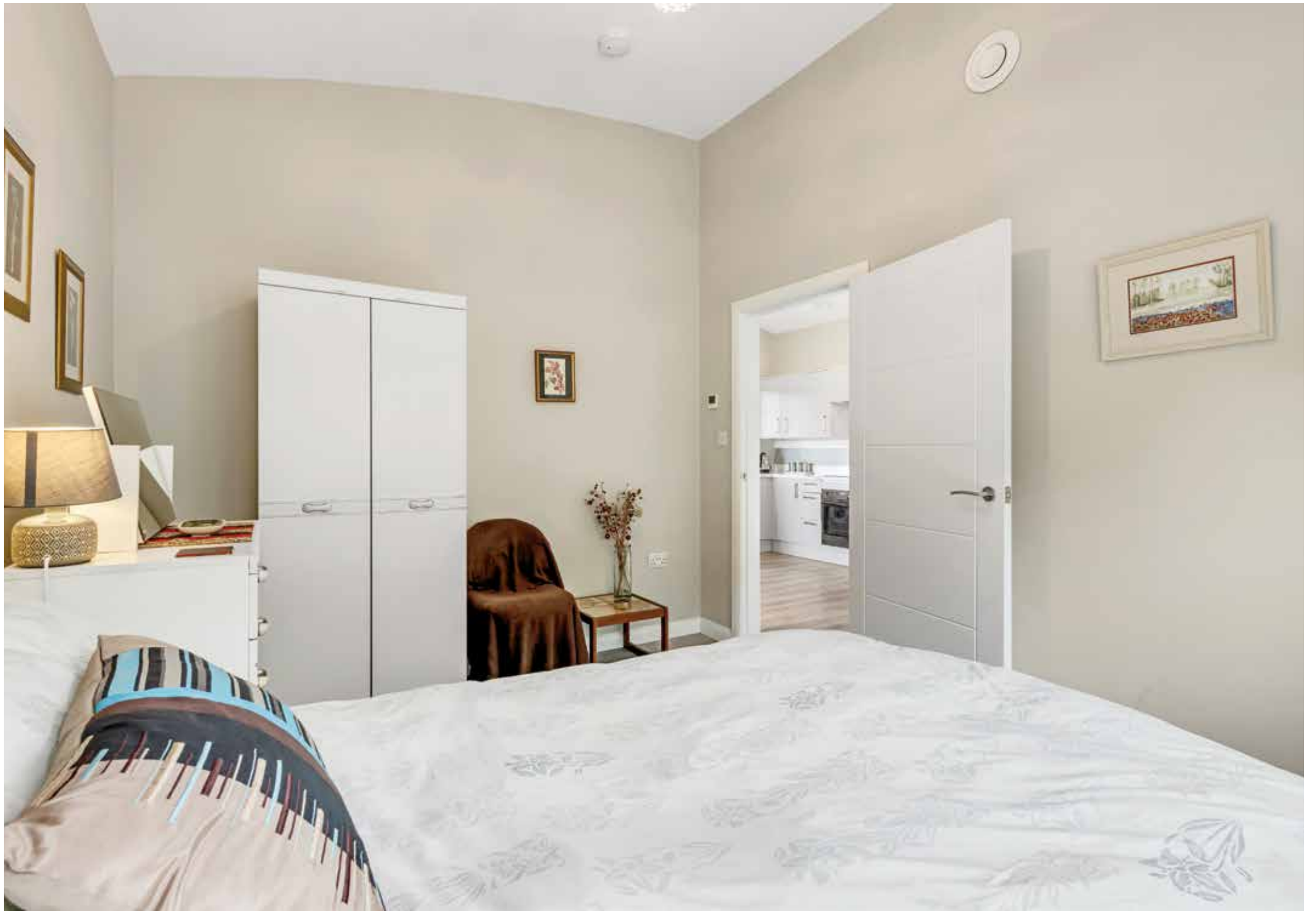




















## Outside

Noosa is surrounded by several areas of low-maintenance garden, with plenty of scope to extend planting in approximately 0.75 acres of woodland, with some terraced areas and the sloping remainder down towards the river. This land offers potential for a vegetable garden, a shady hammock area, or a children's play area. The property also boasts a large double garage with electric-controlled access, solar panels, a 3000-litre rain-water storage tank, and a spacious turning area perfect for parking multiple cars.

## Construction

Noosa is a meticulously designed and built property, crafted by its current owners from 2020 to 2022. The construction utilises Insulated Concrete Forms (ICF) to ensure both durability and energy efficiency. One of the standout architectural features is its curved aluminium roof with a raised-seam design, which harmonises elegantly with the natural surroundings. Inside, all living area doors are made from oak, highlighting the home's commitment to quality craftsmanship. Additionally, the windows are constructed from marine-grade aluminium, further emphasising the focus on durability and long-lasting performance. The building and adjacent grounds are designed to be low maintenance and its many features including an air source heat pump, solar panels, sewage treatment plant, and MVHR (mechanical ventilation heat recovery) system provide a high level of energy efficiency. The property benefits from underfloor heating throughout.

## Location

Calstock village offers a lively arts scene with a wealth of amenities, including two pubs, a café, an art gallery, a community arts centre, a primary school, a boatyard, and woodland and riverside walks. The branch line train station is a mere five-minute walk from the front door, offering a scenic 33-minute journey into Plymouth with onward connections to London and beyond.

Conveniently located near the Devon/Cornwall border, Calstock is within easy reach of both north and south coast beaches, moorland, golf courses, and National Trust properties.





















**LOWER FLOOR**  
2353 sq.ft. (218.6 sq.m.) approx.



**FIRST FLOOR**  
1601 sq.ft. (148.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3954 sq.ft. (367.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Council Tax Band: F

Tenure: Freehold

OIEO £1,250,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 23.01.2024









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: 01752 710966  
plymouth@fineandcountry.com  
40 Mannamead Road, Mutley, Plymouth, PL4 7AF

