



CALSTOCK  
GUIDE PRICE £450,000

Well Presented 3 Bedroom Home with River Views

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: D (63)





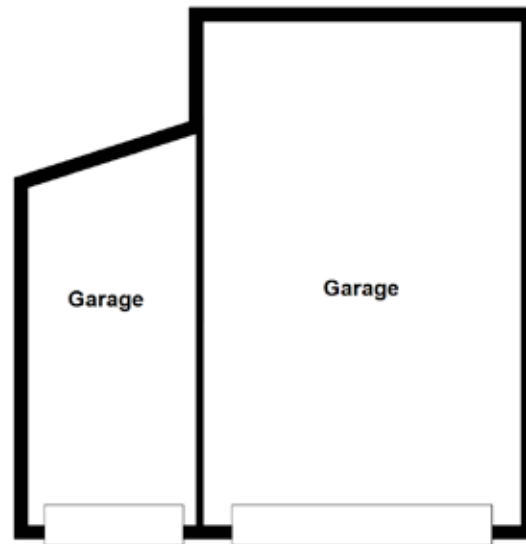
- » Heart of Village Location
- » Views Up and Down the River and Viaduct
- » Open Plan Kitchen/Living/Dining Room
- » Log Burner in the Living Room
- » Three Bedrooms
- » Spacious Modern Bathroom
- » Private Enclosed Sun Terrace
- » Enclosed Courtyard Garden
- » 2 Large Garages & Parking for 1 Car

## The Property

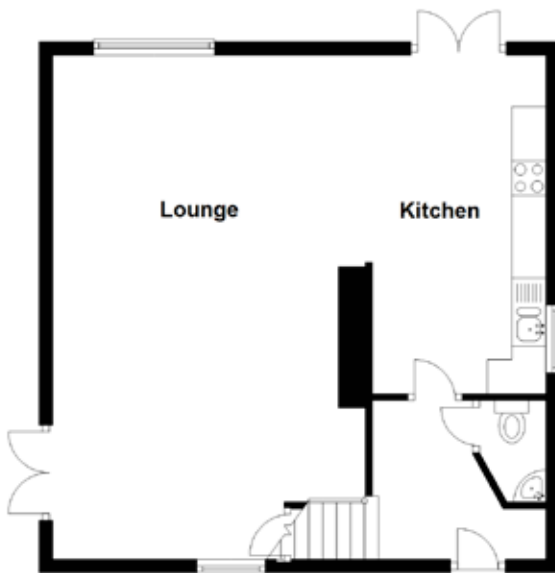
This well presented three-bedroom detached home is situated right in the heart of Calstock village with views up and down the river and towards the viaduct. The spacious open plan living/kitchen/dining room on the ground floor gives an abundance of natural light and opens not only to an enclosed courtyard with seating area and space for washing line, but also out to the private south facing terrace, perfect for watching the wildlife of the riverbanks and the comings and goings of the village.

Upstairs are three bright bedrooms, one with a balcony, and a recently modernised bathroom with slipper bath and large separate shower. The cherry on the top of this property are the two garages below, both with roller shutter doors and power connected, one big enough to not only house a large vehicle, but also provide substantial storage besides, and the other which would be perfect as a workshop or store for a small boat, canoes and/or paddle boards. There is also parking for one car.

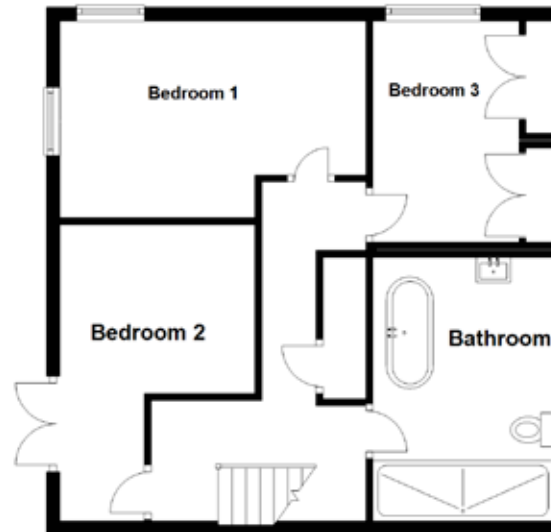
**Ground Floor**  
Approx. 48.4 sq. metres (520.7 sq. feet)



**First Floor**  
Approx. 53.5 sq. metres (575.4 sq. feet)



**Second Floor**  
Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 154.1 sq. metres (1658.9 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.

## Ground Floor

WC 2'11" x 5'02"

Open Plan

Kitchen Area 15'11" x 6'10"

Living/Dining Area 14'08" x 24'03" (Widest)

## First Floor

Bedroom 2 11'04" x 14'04" (L shaped)

Bedroom 1 9'05" x 14'09"

Bedroom 3 10'08" x 6'06"

Bathroom 5'06" x 12'11"

## Outside

Garage 1 24'05" x 15'04"

Garage 2 10'09" x 17'10"

## Location

Calstock is a thriving village on the banks of the river Tamar. There is an active village hall, along with an Arts Centre hosting various events throughout the year. There is a café just across the road, and two public houses both serving a good pint and a Sunday roast. There are plenty of walks along the riverbanks, and along to Cotehele House and Quay, as well as lots of opportunities for 'messing about on the river'. The village has a regular bus service and has a train station with a direct link to Plymouth and Gunnislake.

**Services:** Mains electricity, mains drainage, mains water.

**Council Tax Band:** D    **Tenure:** Freehold



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**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
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**Council Tax Band: D**

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

