



The Spainards Inn

Fore Street | Cargreen | Cornwall | PL12 6PA

FINE & COUNTRY





DESCRIPTION

Welcome to The Spaniards, an extraordinary four bedroom, three bathroom waterside home set above an historic former pub in Cargreen, Saltash. Spanning more than 6,000 sq ft across its accommodation and premises, this property offers an exceptional opportunity for its buyer to transform the former inn and wedding venue, subject to relevant permissions. With 400m of private quayside, a private slipway and fantastic living space throughout, The Spaniards combines its huge conversion potential with unrivalled views across the Tamar.

Whether you're looking to revive a potential live-in business opportunity, indulge in watersports straight from your door, or simply want to relax by the river each morning and enjoy a slower pace of life, this is your chance to acquire a truly unique home to be proud of.

First Floor Apartment

The living space is set above the former inn on the first floor. The apartment can comfortably accommodate a large family, with four bedrooms in total. Three of the bedrooms are king-sized, with ample space for beds, wardrobes and additional furniture, if required. The fourth bedroom is a spacious double with stunning river views, and a fully-tiled ensuite bathroom incorporating a bathtub, shower, wash basin and separate WC. The apartment itself has been previously used as four separate holiday apartments with two shared bathrooms, so the level of space available as an entire accommodation is truly spectacular.

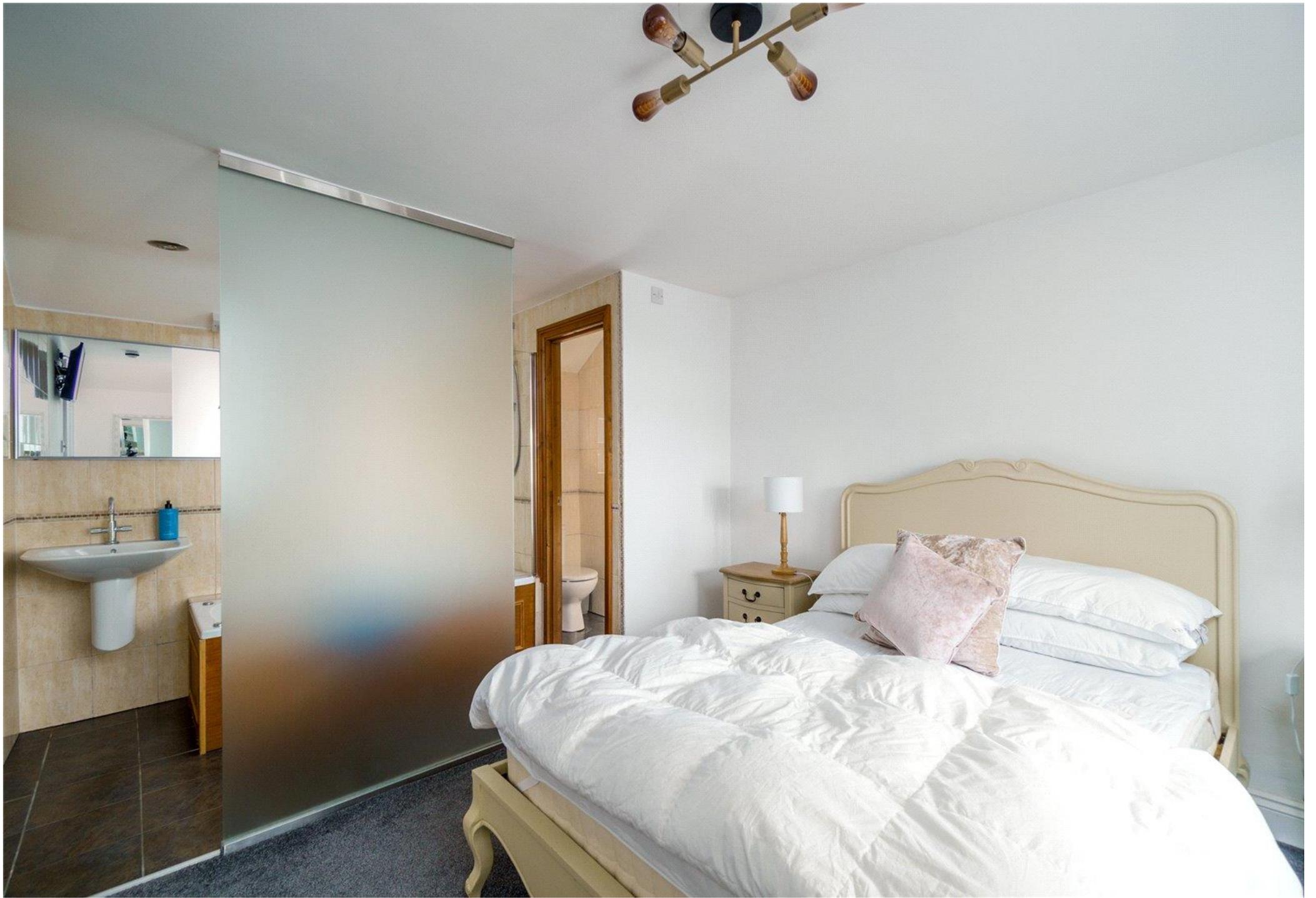
The kitchen is a contemporary space with an integrated oven, four-ring electric hob, plenty of storage within its modern units, and space for appliances. Natural light pours in through a skylight window in a vaulted ceiling, creating a bright and airy ambience prevalent throughout the entire property.

The living room area of this apartment is one of the real highlights of this home. Large enough to combine both seating and dining arrangements to create an open plan living/dining area, the room itself is the perfect place to bring family and friends together or host guests for an evening. The windows span the entire length of the exterior wall, creating an almost invisible divide between the home and the phenomenal views overlooking the river. Picturesque fields of green and gold paint the landscape beyond, as boats sail idly by beneath your window. This room really is the epitome of tranquillity.















Outside

From the living room, a door leads directly onto the apartment's balcony - a jewel in the crown of this fantastic home. Pull up a chair with your morning coffee, and take in the breathtaking views across the river from your own private, peaceful haven.

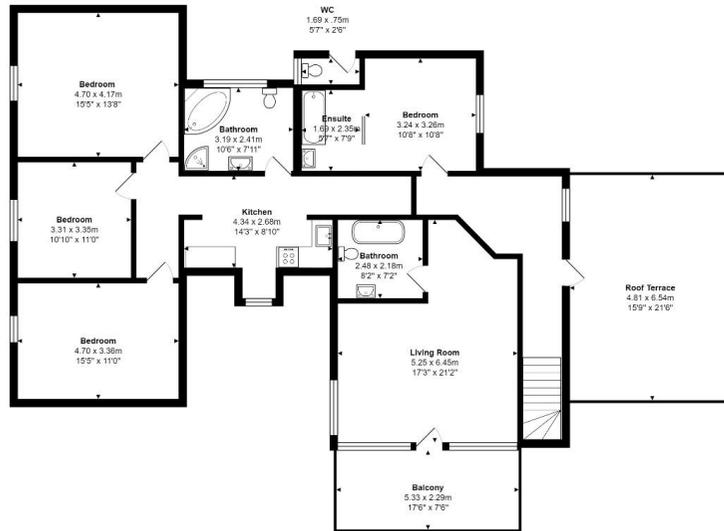
Not only is there a private balcony, but also an additional artificial grass roof terrace with hot tub, and plenty of space for a dining arrangement. Soaking up the sun in privacy whilst gazing at the stars or enjoying unspoilt panoramic morning views makes dining alfresco an everyday luxury. Water sports enthusiasts will also revel in the apartment's private slipway, as well as 400m of private quayside. With a home such as this, you'll feel like you're on holiday, every day.

Premises

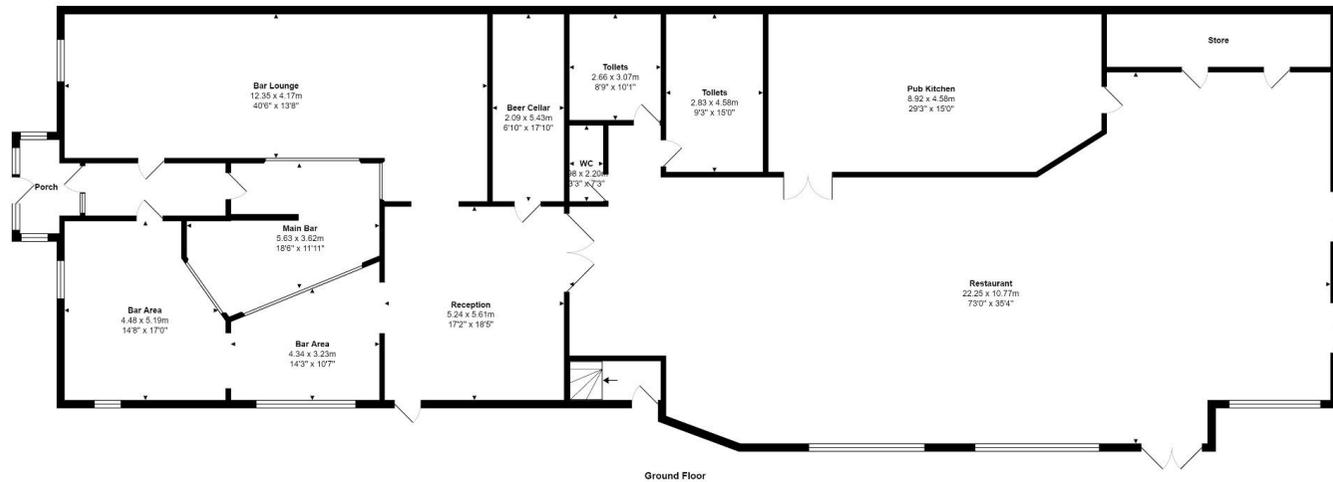
The Spaniards Inn, also known as The Crooked Spaniards, beneath the apartment has been closed to the public since 2010, but has been used as a popular wedding venue since by previous owners. The building is renowned for its use as a setting for multiple ITV and BBC television series, including ITV's 2020 series 'The trouble with Maggie Cole' starring Dawn French. The building is thought to date back to the early 20th century, and was formerly known as The Royal Oak. With a bar lounge and separate bar areas, expansive restaurant and kitchen, bathrooms and a beer cellar, this building could be transformed into a fantastic hospitality venue, subject to relevant planning consent.

We don't expect this property to remain on the market for long, so book your viewing today by calling us directly on 01752 710966.





First Floor Apartment



Ground Floor

Total Approximate Area - 579.6 m² ... 6239 ft² (excluding roof terrace, balcony)

Whilst every effort 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 misstatement. The plan is for illustrative purposes only and should be used as such by the prospective purchaser or tenant. The services, systems and facilities shown have not been tested and no guarantee as to their operation or efficiency can be given.

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