



The Boathouse
Cargreen | Cornwall | PL12 6PA

STEP INSIDE

The Boathouse

The Boathouse is a rare opportunity to acquire a truly enchanting waterfront home in one of Cornwall's most picturesque riverside settings. This charming, detached property sits directly on the banks of the River Tamar, with private water access via stone steps and a shared slipway, all framed by a walled, level garden. It is a home where history, charm, and an unrivalled lifestyle meet.

Dating back over a century, the building was once the ferry collection point for crossings of the Tamar. In 1995, it was tastefully converted, together with a neighbouring terrace of four houses, into a collection of distinctive residences, each retaining their own unique character. All five homes share a 999-year leasehold, with the freehold held equally through the Slipway Quay Management Company Ltd.

The accommodation is arranged over two floors, designed to maximise light, views, and a sense of flow. The welcoming entrance hall leads to a cloakroom, three reception rooms and a well-equipped kitchen. The triple-aspect sitting room is a wonderfully bright and inviting space, featuring an open fire set in a stone surround, with double doors opening into the sunroom, an idyllic spot to savour uninterrupted river views. A separate dining room offers a versatile space for family life or entertaining, while the kitchen is fitted with a range of units and integral appliances including a double oven, hob, fridge, and dishwasher.

On the first floor there are three comfortable bedrooms. The principal bedroom benefits from an en suite bathroom, while the remaining bedrooms are served by a family shower room. Throughout the home, the generous windows frame ever-changing views over the river and the surrounding countryside.











STEP OUTSIDE

The Boathouse

Outside, the stone-walled, level garden provides a tranquil space for riverside dining and relaxation, with a mix of terracing and lawn enjoying uninterrupted views over the Tamar. Stone steps lead directly to the water, while the shared slipway and davit make launching and retrieving a boat effortless. A large, secure communal garage offers allocated parking and generous storage for each of the five homes.

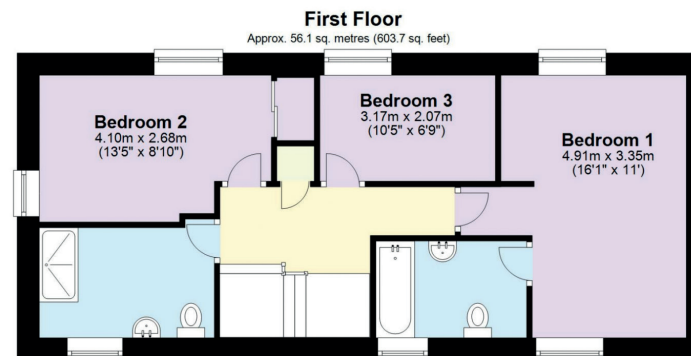
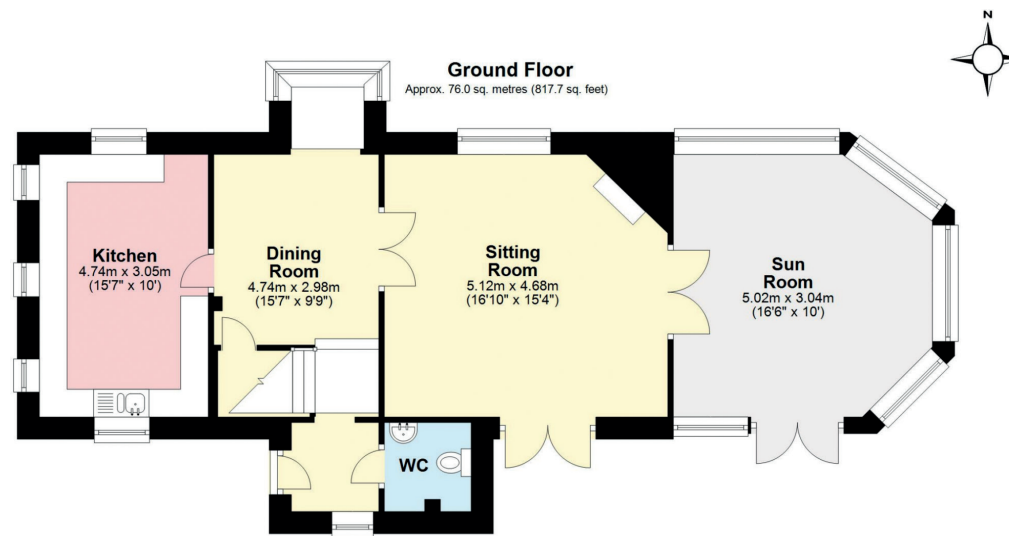
The property is being sold fully furnished, including all fixtures and fittings, offering an immediate opportunity to embrace the lifestyle on offer. Holiday letting is not permitted, ensuring the peaceful nature of this riverside community is maintained. Long term letting via Assured shorthold tenancy is permitted.

Cargreen is a vibrant and friendly riverside village within a designated conservation area, lying on the fringe of the Tamar Valley Area of Outstanding Natural Beauty. Surrounded by lush countryside, ancient woodlands and scenic trails, it offers an idyllic lifestyle for nature lovers and boating enthusiasts alike. The nearby town of Saltash, approximately five miles away, provides excellent amenities including independent shops, cafés, restaurants, and a Waitrose. Schooling options are strong, with well-regarded primaries, Saltash Academy for secondary education, and a range of independent schools including Plymouth College and Mount Kelly in Tavistock.

For leisure, the Tamar Estuary offers deep-water moorings, with several first-class yacht marinas in Plymouth, along with the famous St Mellion Jack Nicklaus Golf Course and Country Club just over five miles away. The spectacular South Cornish and Devon coastlines are within easy reach for sandy beaches, picturesque estuaries and beautiful coastal walks. Transport connections are excellent, with Saltash train station offering direct services to London Paddington in around three hours and twenty minutes, and the A38 providing swift road access to Plymouth, Exeter and the M5.

The Boathouse represents the perfect harmony of history, elegance and natural beauty, offering a truly exceptional riverside lifestyle in one of Cornwall's most sought-after waterside locations.





Total area: approx. 132.0 sq. metres (1421.4 sq. feet)

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.
Plan produced using PlanUp.

Council Tax Band: F
Tenure: Leasehold

£ 600,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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