




DANESCOMBE VALLEY HOUSE





Set above the tranquil waters of the River Tamar, Danescombe Valley House stands as one of Calstock's most distinguished Victorian residences. Originally commissioned in the 1850s as a private fishing lodge for the Ashburton family, and later run as a small riverside hotel, the house has been meticulously restored to create a home of rare character and quiet grandeur. Its elevated, south-facing position offers a shifting panorama of river, woodland and sky, with the arches of the Calstock railway viaduct rising in the distance and the ancient woodland of the National Trust's Cotehele Estate lining the valley beyond.

Approached along a peaceful lane on the edge of the village, the house is certainly striking with its handsome elevations, graceful balconies and tall French windows that open towards the river.



EXCEPTIONAL SCENERY







The exterior spaces at Danescombe Valley House are as captivating as the interiors. The Front Terrace, which wraps around the house, offers a natural vantage point from which to absorb the ever-changing light across the water.

Granite steps rise from the lane to this wonderful outdoor space, linking the garden with the principal reception rooms inside.

The Gardens themselves have been lovingly landscaped to provide year-round colour and interest. A network of winding paths leads through the Grounds to a series of Terraces and quiet Seating Areas, each revealing a different perspective of the river or the wooded valley.

To the side of the house, an Off-Road Parking Area leads up to the Boot Room entrance, with access to a Store and Boiler Room.







The elegant home's riverside position brings with it a rare advantage: direct water access via a galvanised Landing Stage with a platform suitable for dinghy or kayak storage. Steps descend to mooring piles designed to accommodate a boat of up to twenty-five feet, enabling owners to slip onto the water at most stages of the tide.





From the moment you step inside, the home's heritage and craftsmanship are present in every room, yet the atmosphere is one of warmth and welcome, a place shaped as much for family gatherings as for elegant entertaining.

The Ground Floor unfolds from a welcoming Reception Hall where glimpses of the river draw the eye through to the heart of the home. The Dining Room sits to one side, bathed in natural light from tall sash windows that frame views of the Gardens and riverbank. It is an atmospheric setting for gatherings, whether lively evenings or quiet family suppers.



## CULINARY DELIGHTS

The Kitchen is both practical and beautifully appointed and set within a large and distinctive extension. Its dual-fuel range and generous preparation space make it well-suited to both everyday cooking and more ambitious entertaining, while the layout has been thoughtfully designed to reflect the rhythm of life in a riverside home. A wall of windows stretches across one elevation, capturing the full sweep of the valley and allowing the changing light to become part of the room's atmosphere throughout the day.



Positioned for convenience as well as beauty, the Kitchen is easily reached from the driveway and connects directly to the Garden, encouraging a fluid movement between indoor and outdoor spaces.

From here, there is access to the Boot Room, Utility Room and Cloakroom, ensuring that walkers returning from the woodland paths or those arriving back from time on the water can step inside with ease. This is a working heart of the home, yet one that offers a sense of calm and openness, shaped as much by its outlook as by its design.



## CHARACTER & CHARM



Just across the Hall, a particularly charming space on the Ground Floor is the Bar. Retaining its original bar counter, a reminder of the building's long history as a place of welcome and hospitality.





Next door, the Sitting Room offers a warm retreat with comfortable seating and a wood-burning stove that lends a gentle glow on cooler evenings. Together, these rooms create an intimate cluster of spaces ideal for reading, conversation or quiet reflection.











## A ROOM WITH A VIEW

Rising to the first floor, the Sitting Room unfolds across the house, bathed in natural light and exuding a relaxed, elegant charm

French doors open on three sides to the wraparound Balcony, allowing natural light to flow through the room from dawn until twilight. From here, the valley reveals itself in full, with uninterrupted views of river, woodland and the distant viaduct.

This is a room that seems to hover above the landscape, a place to pause, unwind and watch the scene change with the tides.

Two Double Bedrooms occupy this floor, one with its own En-Suite Bathroom. Both enjoy views that anchor the house to its remarkable setting.





## GOLDEN SLUMBER



The Principal Bedroom suite on the Second Floor is an elegant sanctuary. Dual-aspect windows frame the river and countryside, filling the room with soft light and a sense of calm.

Double doors lead through to a decadent En-Suite Bathroom, where a freestanding copper bath stands as a centrepiece. Twin basins and a generous double shower complete the space, creating a private retreat where the character of the house meets contemporary comfort.





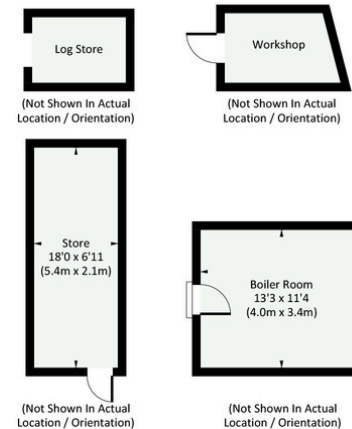
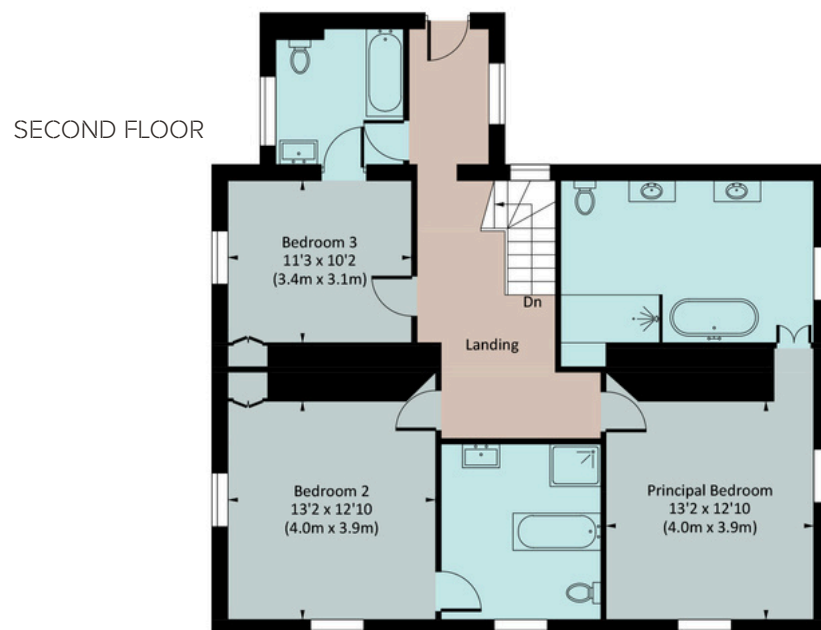
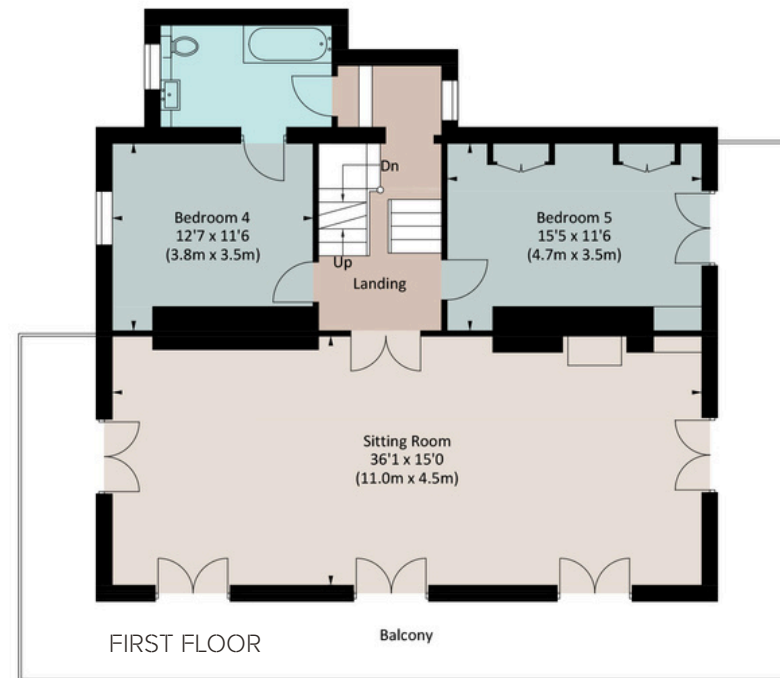
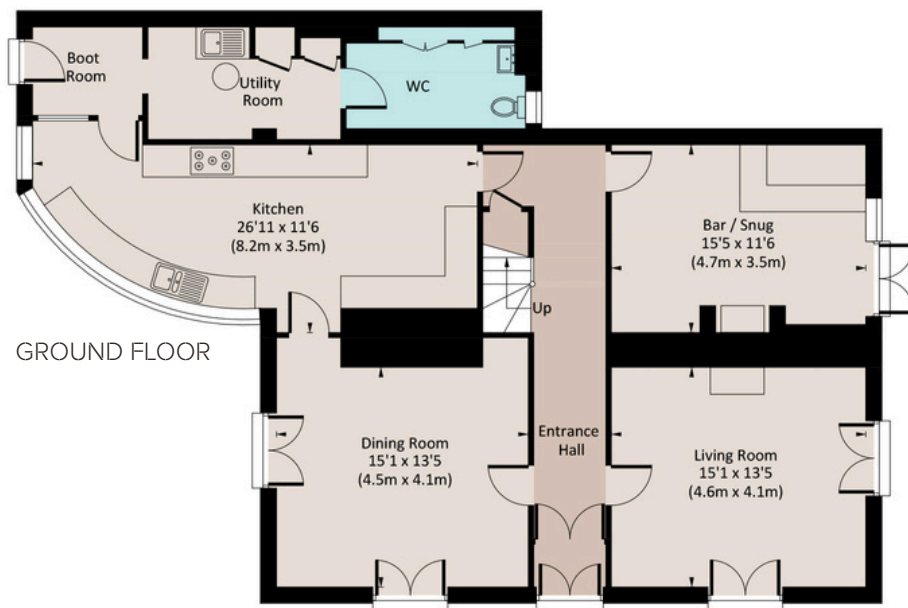
Two further Double Bedrooms occupy the Second Floor, each with its own En-Suite Bathroom. Individually styled yet united by the home's period architecture, these rooms offer warmth, privacy and restful views.



Whether looking over the Gardens, stretching out to the river or rising to the wooded valley, every window frames a landscape that enhances the sense of tranquility throughout the house.







Approx. gross internal area  
3407.3 Sq Ft / 316.5 Sq M



## LITTLE DETAILS

Postcode: PL18 9RY

Location: Conservation Area

Tenure: Freehold

Council Tax: Band G

EPC Rating: N/A - Grade II

Listed

Local Authority: Cornwall  
Council

Access: Front door 8 steps from  
street level

Broadband Speed: Ultrafast  
available - up to 950mbps

Mobile Coverage: Good



Mains: Water & Electricity

Drainage: Private

Heating: Oil Central Heating

Parking: Driveway parking for 2-  
3 Cars

Transport: Calstock Railway  
Station (0.7 miles) for trains to  
Plymouth (regular crosscountry  
service from Plymouth)

W3W: surfaces.darling.imparting

## ABOUT CALSTOCK

Calstock is a peaceful riverside village with a gentle, unhurried charm, set within the lush landscape of the Tamar Valley. The river curves quietly beneath the elegant arches of the Calstock Viaduct, a landmark that frames daily life and gives the village its distinctive character. Narrow lanes, traditional cottages and wooded footpaths create a setting that feels both timeless and deeply connected to nature, with the river always close by and the countryside inviting exploration.



The village has a warm, creative spirit, centred around its converted chapel arts venue and a close-knit community that embraces music, food and the outdoors. Cafés, tearooms and independent eateries celebrate the best local produce, while friendly pubs offer relaxed suppers after days spent walking, kayaking or wandering through nearby Cotehele's historic gardens. Calstock is a place where river views linger long into the evening and life unfolds at a wonderfully easy pace.



Danescombe Valley House is 5 minutes away from Calstock Railway Station which has regular trains to and from Plymouth for direct trains to London and the rest of the country.





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