



---

Hodders Way



Saltash 7 miles. Plymouth City Centre 14 miles. St Mellion 3 miles. A38 6 miles.

The Saltings is a fine example of a beautifully presented waterside home, offering light, spacious and versatile accommodation, with unrivalled river views, attractive landscaped gardens and a private driveway with adjacent garage.

- Beautifully Presented Waterside Home
- Stunning Riverside Views
- High Specification Kitchen
- Spacious Sitting Room with Woodburning Stove
- Light, Spacious & Versatile Accommodation
- Scope for Multi-Generational Living
- 3 Phase Electric, perfect for fast charging EV point
- Solar Panels with Lucrative Tariff
- Freehold
- Council Tax Band G

Offers In Excess Of  
£700,000

### SITUATION

Situated within the sought after village of Cargreen, which is dominated by its beautiful frontage to the river Tamar with deep navigable waters. This charming village is set well away from busy roads and the area is particularly popular with boating enthusiasts – with both membership and moorings available at the local Yacht Club. The River Tamar is tidal and the waters continue upstream for a distance of approx. 9 miles and downstream to the waters of Plymouth Sound. This particular part of the Tamar Valley is famed for its mild climate and natural outstanding beauty. The village has a bustling community and boasts a primary school and Church. Great recreational facilities can be found close by at the renowned St Mellion Golf & Country Club and is less than 3 miles away. Saltash is approximately 7 miles and provides a wide range of facilities including a Waitrose. Access to Plymouth is via the A38 placing the M5 at Exeter within about a 50 minute normal driving time.

### DESCRIPTION

A beautifully presented four/five bedroom home with an abundance of light and versatile accommodation set over three floors. This fantastic detached property has great potential for those seeking space to work from home or multi-generational living. External benefits include an attractive garden with stunning riverside views and driveway parking with an adjacent double garage.

### ACCOMMODATION

The property is entered via a spacious and generous entrance hall with staircases to both the first floor and lower ground floor. The Entrance hall gives access to a cloak room, generous dual aspect sitting room with feature fireplace and woodburning stove, a dining room and a beautiful fitted kitchen which is of a high specification

throughout with quality integral appliances. Both reception rooms and the kitchen have beautiful views over the river which can also be admired from the balcony, which includes an electric awning and heating. The ground floor hallway also gives access to the double garage. The first-floor landing is light and spacious and leads to a shower room, double bedroom and the large master bedroom with plentiful built in wardrobes and a spacious En-suite bathroom. The lower ground floor is a surprising space and provides further versatile accommodation which comprises large shower room, utility room and three further double bedrooms, one of which is currently utilised as an office and another as a business storage area but would work equally well as a play room, gym or further reception room. The lower ground floor has the scope and potential to be utilised as ancillary accommodation for multigenerational living.

### OUTSIDE

To the rear of the property is a delightful enclosed garden with attractive mature planting and a decked sun terrace enabling you to sit, relax and take in the beautiful river views. There is a TPO (Tree Preservation Order) on the Oak Tree at the property.

### SERVICES

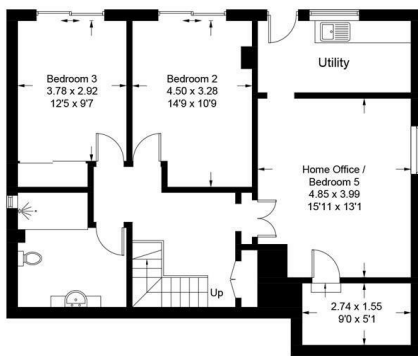
Mains Water/Drainage & Electricity  
Oil Heating  
Superfast Broadband  
Full mobile coverage via Vodafone, Three and O2 are available at the property.  
Owned Solar Panels

### DIRECTIONS

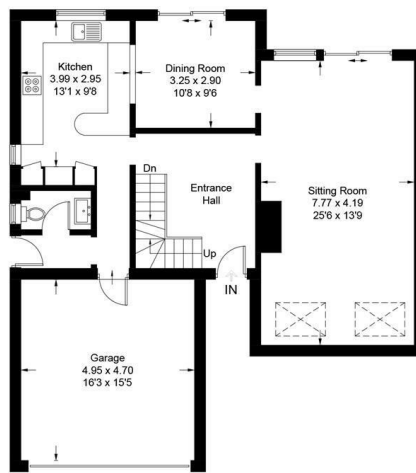
Upon entering the Village of Cargreen, turn left into Coombe Lane – continue and turn right into Hodders Way, the property will be found on the left.



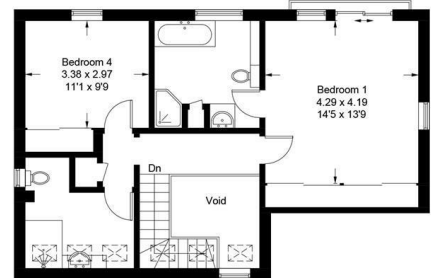
Approximate Gross Internal Area = 240.3 sq m / 2587 sq ft  
(Including Garage / Excluding Void)



Lower Ground Floor



Ground Floor

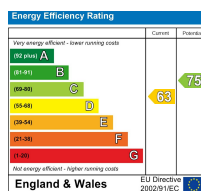


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1041048)

These particulars are a guide only and should not be relied upon for any purpose.

Plymouth, 3 Longbridge Road, Plymouth, PL6 8LT



01752 223933  
plymouth@stags.co.uk

stags.co.uk