



Easter Cottage



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

Easter Cottage is a fine example of a beautifully presented cottage, with a pretty garden with riverside views. This delightful home is situated in a sought after Cornish Village.

- Beautifully Presented Terraced Cottage
- Light and Spacious Kitchen Diner with Pleasant Outlook
- Sitting Room with Feature Working Fireplace
- Downstairs Bathroom
- Two Double Bedrooms
- First Floor Shower Room
- Delightful Cottage style Garden with Decked Seating Area with River Views
- Outbuilding/Garage/Workshop/Storage
- Freehold
- Council Tax C

Guide Price £325,000

LOCATION

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. The River Tamar is tidal and the waters continue upstream for a distance of about 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. For great recreational facilities Cargreen Yacht Club, is within walking distance and is a social hub as well as a sailing Mecca, also the renowned St Mellion Golf & Country Club is less than 3 miles away. Saltash is approximately 7 miles away and provides a wide range of facilities including a railway station and a Waitrose.

Access to Plymouth is via the A38 placing the M5 at Exeter within about a 50 minute normal driving time.

DESCRIPTION

A terraced village property comprising two double bedrooms and flexible, refurbished accommodation set over two floors. This beautiful home benefits from a charming enclosed garden with Riverside views and a versatile outbuilding with further scope & potential.

ACCOMMODATION

A beautifully presented and well maintained cottage which has been recently refurbished in areas by the current vendors and comprises of a

generous living accommodation with a most attractive feature fireplace with woodburning stove, a light and spacious kitchen/dining area with a fitted shaker style kitchen and ample space for dining furniture, this great space has a pleasant out look over the garden. The downstairs bathroom completes the ground floor accommodation. Stairs rise to the first floor giving access to a shower room and two double bedrooms.

OUTSIDE

To the rear of the property is a delightful cottage style garden which is mainly laid to lawn with well stocked borders of mature flowering plants and shrubs. An elevated decked seating area is located at the bottom of the garden and is the perfect spot to enjoy morning coffee, alfresco dining or evening drinks whilst taking in the beautiful views over the River Tamar. A short distance from the property lies a two-storey stone outbuilding suitable for use as a dinghy/paddle board/bike store or small garage/workshop.

SERVICES

Mains electricity, water and drainage. Full mobile coverage via Three and O2 are available at the property.

DIRECTION

From Plymouth, travel over the Tamar Bridge. Continue along the A38 to turn right at the Carkeel Roundabout onto the A388 as signed for Callington. Pass over the roundabout at Hatt and continue for approx. one mile - turn right as signposted for Cargreen. Follow the road and at the crossroads at Landulph, turn left towards Cargreen. Follow the road to the village centre and the property can be found on the right.



Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft
 Outbuildings = 31.6 sq m / 340 sq ft
 Total = 129.8 sq m / 1397 sq ft

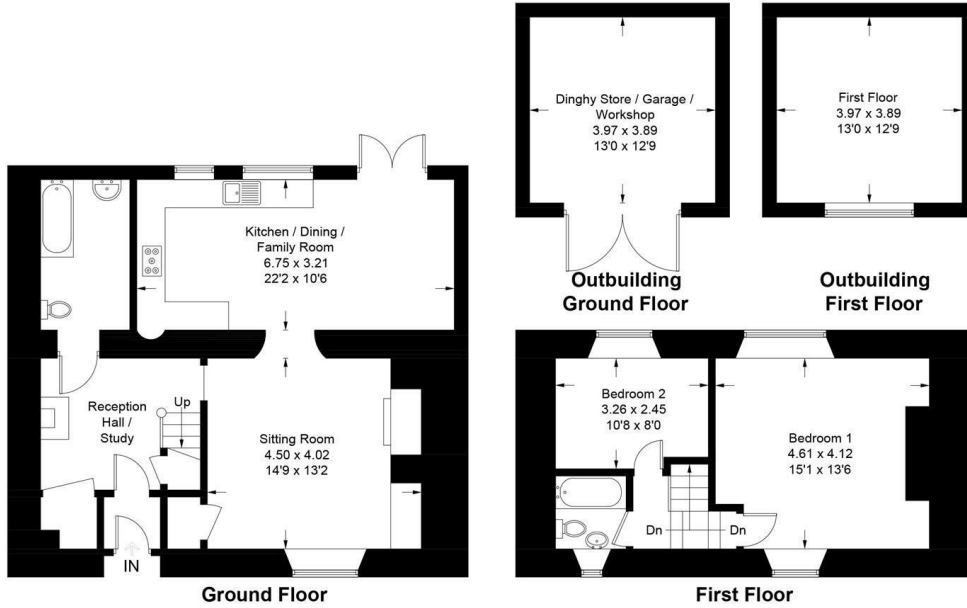


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044435)

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69)	
(74-80) C	(55-68) D		
(55-68) E	(35-54) F	(26)	
(1-54) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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