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Slipway Quay



### SITUATION

Situated in 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. Cargreen has a yacht club ([www.cargreenyc.co.org](http://www.cargreenyc.co.org)) with deep water moorings available (approx. £300 per annum) on the River Tamar, a primary school at Landulph Cross and a community hall. 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

This fantastic waterside home offers light, spacious and versatile accommodation set over two floors and enjoys stunning Riverside side views over the Tamar River.

### ACCOMMODATION

The property is accessed via a gated driveway leading down to the covered parking area with additional storage space. Once in the apartment, the spacious entrance hall gives access to a convenient ground floor cloak room, storage cupboard, kitchen and lounge/diner. The fitted kitchen has a range of matching cupboards and units with co-ordinating work tops, double oven and space/ plumbing for appliances. The dual aspect lounge/diner is a stunning

living space, generous in size and features a wood burning stove and balcony. The first floor landing leads to a refurbished family bathroom, three double bedrooms – the master bedroom boasts refurbished En-suite facilities along with another balcony enabling you to enjoy the stunning waterside views.

### OUTSIDE

The covered parking area has an allocated parking space and storage area, there is also an additional parking space to the front of the gated driveway on the Quay. A private slipway is enjoyed by the residents of the Apartments.

### SERVICES

Mains Water/Drains  
Mains Electric  
Wood Burning Stove  
Based on the latest data available to Ofcom, ultrafast broadband is available at the property, Mobile coverage is limited.

### LEASEHOLD INFORMATION

Leasehold – 999 year Lease from 1994.  
Management/Service Charge - £150 pcm.  
No Airbnb or holiday letting allowed.

### DIRECTIONS

Using Sat Nav - Postcode PL12 6PA. From the A38, turn right at Carkeel roundabout onto the A388 for Callington. Then turn right for Cargreen. At Landulph crossroads turn left and follow the road into the Village and down towards the River. The property will be found on the right hand side as you approach the waterside.

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

A spacious three-bedroom apartment situated within a prime waterside position overlooking the Tamar River with additional external benefits including balconies with stunning views, two parking spaces and possible Mooring.

- CHAIN FREE
- Prime Waterside Position
- Ground Floor Apartment
- Three Double Bedrooms
- Refurbished Family & En-suite Bathrooms
- Generous Balcony with Far Reaching Waterside Views
- Slipway & Possible Mooring
- Two Parking Spaces
- Council Tax Band E
- Leasehold 969 years remaining

Guide Price £350,000







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