

The Boat House, Cargreen, Saltash



A charming fully furnished detached cottage, with **direct water access** via steps and a slipway, three bedrooms, garden and garage parking.

Distances

Saltash 5 miles, Plymouth 7 miles, Tregantle Beach 15 miles
Dartmoor 14 miles (All distances are approximate)

Summary of accommodation

Ground floor: Entrance hall | Cloakroom | Sitting room | Dining room
Sunroom | Kitchen

First floor: Main bedroom with en suite bathroom | Two further bedrooms
Family shower room

Gross Internal floor Area 1,421 sq ft (132 sq m)

The location

Cargreen is a picturesque and vibrant coastal village that offers a unique blend of natural beauty, rich history, and a welcoming community. Situated along the banks of the River Tamar, Cargreen boasts stunning views of the surrounding countryside and is known for its tranquil atmosphere and serene environment. Cargreen is situated within a conservation area and is characterised by its idyllic waterfront but also provides convenient access to the renowned Tamar Valley Area of Outstanding Natural Beauty, which offers exceptional opportunities for exploring lush landscapes, ancient woodlands, and scenic trails.



Saltash, a bustling town approximately five miles away offers a selection of independent shops, pubs, restaurants and cafés and a Waitrose. There are a number of primary schools in the area and the Saltash Academy is for 11 to 18 year-olds. Plymouth has three grammar schools, and Plymouth College, in addition to the medical college, Scott College. Mount Kelly College is about 19 miles away in Tavistock. Dartmoor provides infinite opportunities for walking, riding and fishing.

The Tamar Estuary is renowned for its beauty and there are many facilities for sailing and other water sports locally providing deep water moorings and at least four excellent yacht marinas in Plymouth and access to Plymouth Sound. About 5½ miles away is the famous St Mellion, Jack Nicklaus, Golf Course and Country Club.

The nearby, spectacular South Cornish and Devon coast provides sandy beaches, beautiful estuaries and delightful coastal walks. The London to Penzance train stops at Saltash with Paddington Station just 3 hrs 20 minutes away across the historic Brunel rail bridge. From Saltash the A38 provides easy road access to the west of Cornwall and up country to Plymouth (20 minutes) and on to Exeter and the M5.

Cargreen's proximity to nearby amenities and transportation links adds to its appeal. The village is conveniently situated within about five miles of Waitrose at Saltash, about five miles to the A38 which links to Plymouth, Exeter and the M5 and about 10 miles to Plymouth train station, which offers regular services to London, Paddington.

The property

The Boathouse is a lovely, detached house, situated directly on the banks of the River Tamar, with water access via steps and a slipway, walled level garden and secure covered parking and storage. Originally, over 100 years ago, the setting was the ferry collection point for crossing the River Tamar, but in 1995, the conversion of the original boathouse and the neighbouring terrace of 4 houses was completed; the properties are all on a 999 leasehold with the freehold being split equally between the five owners in the guise of Slipway Quay Management Company Ltd.

The accommodation of The Boathouse is arranged over two floors with a welcoming entrance hall, cloakroom, three reception rooms and a kitchen on the ground floor. The sitting room is a wonderful triple aspect room with an open fire set in stone surround with raised hearth double doors leading to the garden and further double doors leading through to the sunroom, again offering wonderful views and doors to the garden.

The kitchen is fitted with a range of units, complemented by integral appliances including a double oven, hob, fridge, and dishwasher. The first floor comprises three bedrooms, a family shower room and an en suite bathroom to the main bedroom.

Dating back a century, this boathouse once served as the ferry collection point for crossing the nearby river. Approximately 30 to 40 years ago, it was lovingly converted into a complex of five distinctive properties, each with its own unique character. Adding to the appeal, a large garage is available, offering secure parking and additional storage for all five residents.

Prepare to embark on a truly enchanting waterfront lifestyle, where history, elegance, and natural beauty converge in perfect harmony.



Outside

The Boathouse enjoys an enviable waterfront location, with a stone walled level garden comprising lawn and terracing, perfect for waterside dining. A set of steps leads directly to the water, and there is a shared slipway to the side and a davit for raising a boat.

There is a large communal secure garage which offers secured allocated parking and storage for the five houses.

Services

Mains electricity and water. Private drainage, electric heating.

Fixtures and fittings

Please note this house is being sold furnished, and to include all fixtures and fittings.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL12 6PA)

Follow the A38 from Devon, in a westerly direction, crossing the Tamar Bridge. After a few miles, at the Carkeel Roundabout, take the third exit onto the A388 towards Callington, passing Waitrose and continue over the second roundabout. Take the next right turn (unsuitable for heavy good vehicles) and continue through the village of Botus Fleming, where you turn right towards Cargreen. Follow the road into Cargreen and continue along Fore Street until reaching the end where The Boathouse will be found directly in front of you on the water's edge.

What3words: tricks.winks.method

Property information

Tenure: Leasehold (from 1995, about 970 years remaining). The freehold is owned by Slipway Quay Management Company Ltd – made up of five shareholders, being the owner of The Boathouse and four neighbours.

HOLIDAY LETTING OF THE BOATHOUSE IS NOT ALLOWED.

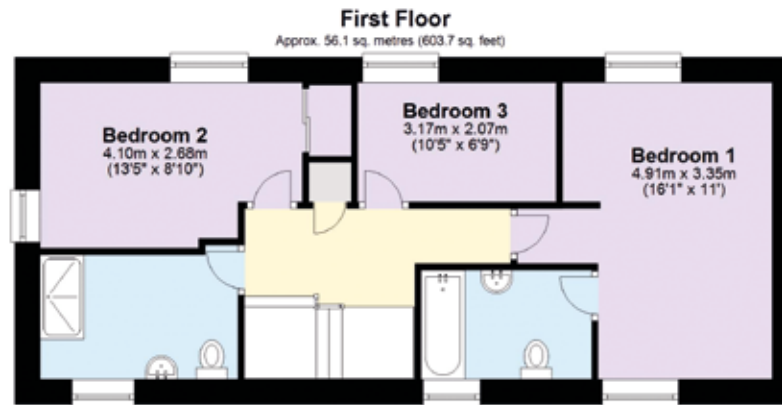
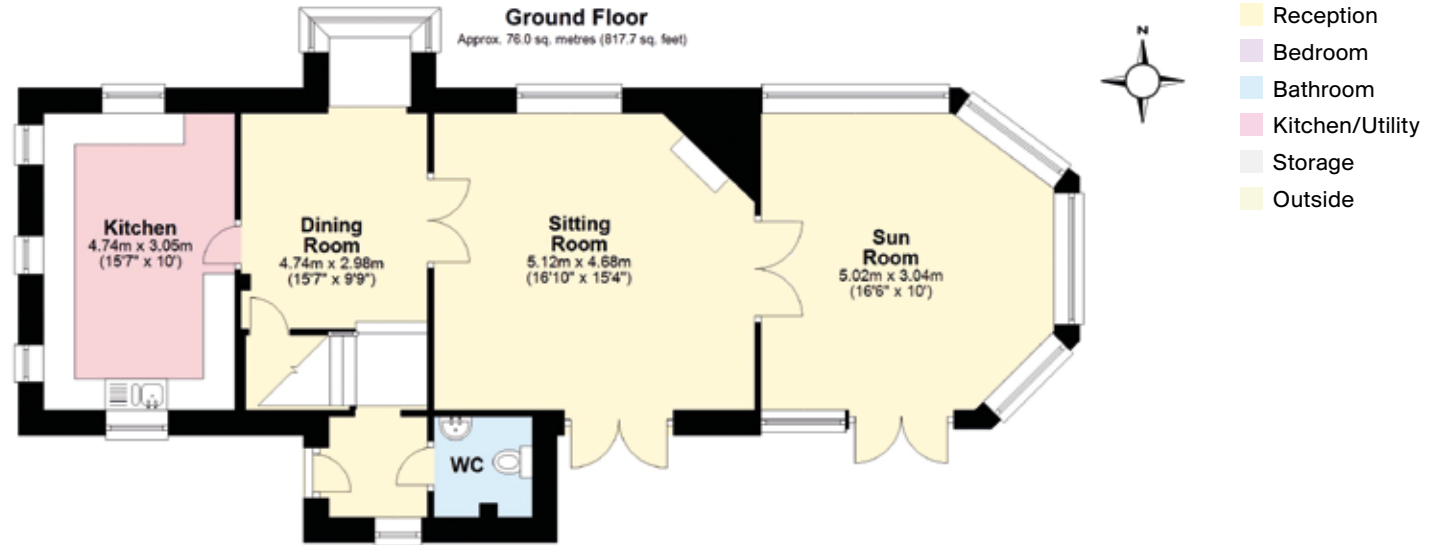
The property is being sold fully furnished.

Local Authority: Cornwall Council – www.cornwall.gov.uk

Council Tax: Not banded. TBC

EPC Rating: G

Guide Price: £695,000



Approximate Gross Internal Floor Area
132.0 sq m (1421.4 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2023.

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