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# QUAY COTTAGE, SALTERMILL, LANDULPH, SALTASH, CORNWALL, PL12 6QG

PRICE GUIDE £650,000

SOLD - Scott Parry Associates are pleased to report another successful sale - A beautiful detached riverside cottage with private quay and stunning views over the River Tamar and the unspoilt countryside of the Tamar Valley AONB. About 1726 sq ft, Sitting Room, Kitchen/Breakfast Room, Living/Dining Room, Conservatory, Cloak/WC, 3 Bedrooms (1 Ensuite), Art Room, Pretty Riverside Gardens, Garage/Workshop and Parking.

ST MELLION 3 MILES, CARGREEN YACHT CLUB 0.5 MILE, SALTASH 6 MILES, PLYMOUTH 12 MILES (OR 8 MILES BY BOAT), EXETER 54 MILES

LOCATION

Quay Cottage lies in a coveted position within the Tamar Valley Area of Outstanding Natural Beauty and on the western edge of a Site of Special Scientific Interest (noted due to the rare species of fauna or flora it contains). The property is in a perfect location for those with boating interests with the 35' long private quay enabling access to the water for between 2 to 3 hours each side of high tide (depending on tide heights) with the River Tamar providing a total of 44 miles of navigable tidal waterways (including tributaries) (source Inland Waterways Association) with many sheltered anchorages together with beauty spots and places of historical interest accessible by tender, paddleboard or kayak.

The Tamar Valley is renowned for its mild and sheltered climate and is popular with nature lovers and artists due to the abundance of natural flora and fauna, the valley is steeped in history and has UNESCO World Heritage Status.

St Mellion has a primary school (rated "Good" by Ofsted) and church, it is also home to the St Mellion International Golf Resort which offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. Places of interest locally include Pentillie Castle (the setting for the popular Sky 1 drama, Delicious) with it beautiful gardens and the venue for various events, various National Trust properties including Cothele House, The landmark of The Cheeswring on Bodmin Moor and the wide open spaces of the Dartmoor National Park are within an easy drive.

Nearby Cargreen provides facilities for the yachting fraternity and deep water moorings are available on the River Tamar through the yacht club and opposite the property at Weir Quay Boatyard. There are also a number of first class marina facilities on Plymouth waterfront. Saltash has a Waitrose Store on its northern outskirts. The quiet and sheltered beaches of the South Cornish coast at Whitsand Bay are within 12 miles. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth, the city has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay and Exeter.

DESCRIPTION
Quay Cottage is the perfect tidal riverside retreat, on the banks of the wide River Tamar the property has an extraordinary outlook with a stunning and wide panorama over the river and the gorgeous unspoilt landscape of the Tamar Valley. A truly rare and unique opportunity and well suited to boating enthusiasts and nature lovers alike with an everchanging view with each change of the tide.

In our clients ownership for 39 years the traditional cottage has been well cared for and improved by our clients. The sash windows are a mix of hardwood and softwood windows with partial double glazing and electric heating.

The accommodation extends to about 1726 sq ft and briefly comprises - GROUND FLOOR - Reception Lobby - 19' Sitting Room with teak parquet floor and fireplace with Charnwood wood burner - 12' Conservatory opening to the garden and with lovely views - 17' Kitchen/Breakfast Room with oil fired Rayburn with back boiler serving hot water system - 17' Living/Dining Room providing an excellent second reception space with a triple aspect and decorative fireplace - Laundry/Cloakroom WC - FIRST FLOOR - 17' Principal Bedroom with Office space and 11' Balcony providing the perfect spot to take in the views - 14' Bedroom 2 with river views - Family Bathroom with electric underfloor heating - Art Room with staircase off to - SECOND FLOOR - 15' Bedroom with exposed oak beams, river views and Ensuite Shower Room.

OUTSIDE
At the rear of the property lies a walled garden with parking and access to the stone built Garage/Workshop with space to store dinghy etc. The garden is colouful and well established with lawn, pond, patio and mature flower and shrub beds.

The main garden again is level lawn, the showpiece being a 35' long private quay providing direct tidal river frontage and a fine vantage point from which to observe the absorbing views. There is a greenhouse and very well stocked flower and shrub beds. Brick paved and walled courtyard with garden shed.

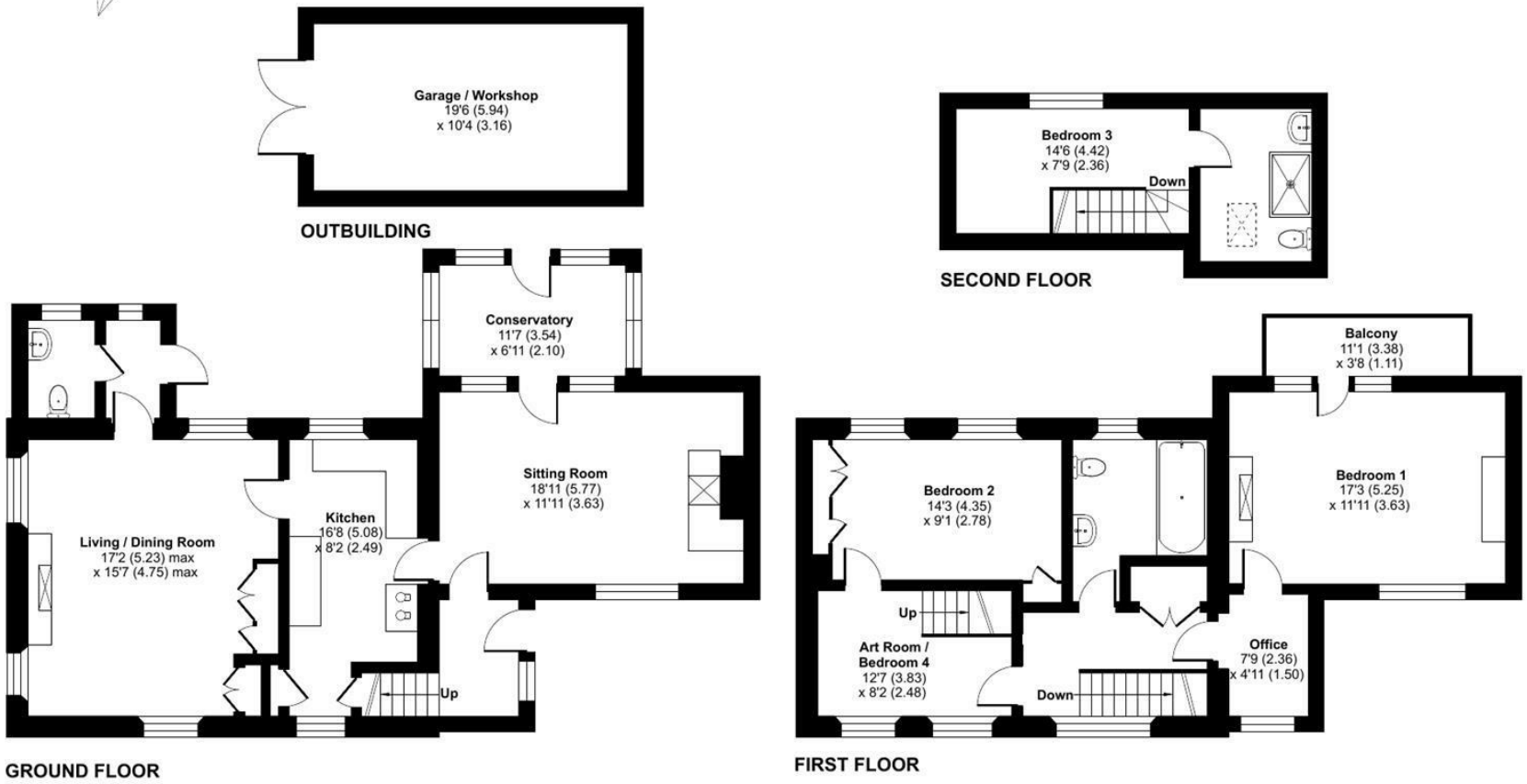
Adjacent to the property there is a section of land which also provides slipway style access suited for launching and storing dinghies etc. This section of land is in separate ownership but the landowner has indicated that they may be willing to enter into a license to use and occupy at a sensible rent.

EPC RATING - F, COUNCIL TAX BAND - E
Mains water and electricity. Private drainage. Broadband - Ultrafast available. Mobile coverage - Likely.

DIRECTIONS
Using Sat Nav - Postcode PL12 6QG continue onto Coombe Lane and the property will be found on the left. Please ask for a dropped pin when booking an appointment to view. DO NOT ATTEMPT TO APPRAOCH THE PROPERTY FROM CARGREEN ALONG COOMBE LANE.

# Quay Cottage, Landulph, Saltash, PL12

Approximate Area = 1726 sq ft / 160.3 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1928 sq ft / 179 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Scott Parry Associates. REF: 1167448

These particulars should not be relied upon.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