



Quay House



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2 Tamar Cottage, Calstock, Cornwall, PL18 9QB

Village Centre 50 yards • Train Station 350 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles

An elegant Georgian home within a stone's throw of the river Tamar, with spacious, three-storey accommodation and a small enclosed courtyard.

- Semi-detached Georgian House
- Grade II Listed
- Three Bedrooms (Two Large Doubles)
- Bathroom and Separate Shower Room
- River Views from All Principal Rooms
- Courtyard to the Rear
- In the Heart of Calstock
- Follow me on Instagram: @quayhousecalstock
- Council Tax Band: C
- Flying Freehold

Guide Price £200,000

SITUATION

This beautiful period home occupies a prominent position in the heart of the picturesque World Heritage village of Calstock, within a stone's throw of the River Tamar, and enjoys some wonderful views of the river itself from every room. All local amenities and facilities, including the village's train station and public quay, are immediately at hand. Calstock has an active arts and musical community and regularly hosts live music events and art shows. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. Within 10 minutes' walk of the house is a wildlife nature reserve, The River Tamar Walkway and Wetland Project, and there are various other footpaths, walks and trails within close proximity, including to Cotehele House and Estate, a notable local National Trust property. The Tamar Valley Area of Outstanding Natural Beauty (AONB), the village of Gunnislake is 2 miles away whilst the thriving market town of Tavistock is just 7.5 miles away to the northeast.



DESCRIPTION

This handsome, semi-detached Georgian home is offered to market, chain-free, for the first time in over a decade. Understood to date to the late 18th Century, the property was originally constructed, together with its neighbour, as a single dwelling, but today offers some extremely well-proportioned and characterful accommodation of some 1,377sq.ft, over three storeys. At the rear of the house, accessed from the first floor living room, is a small enclosed courtyard providing invaluable outdoor space - a rare commodity in the centre of the village. This appealing home, with its versatile accommodation and generous room sizes, should appeal to young couples and growing families, as well as those seeking a bolt-hole, second home, intervestment or Cornish riverside retreat.

ACCOMMODATION

The accommodation is accessed on the ground floor into a hallway with flagstone slate flooring, from where there are doors to the kitchen/dining room and the shower room, plus stairs to the first floor with a useful under-stair storage area. The well-appointed kitchen is equipped with a good range of cupboards with solid timber worktops over, incorporating an integral fridge, wide Smeg oven and Die Dietrich 4-ring induction hob with stainless steel extractor hood over, and features a multi-pane bay window overlooking the river. The shower room comprises stylish contemporary fixtures, including a fully tiled shower enclosure, and would also double as a useful storage space for bikes, wetsuits or paddleboards. At first floor level, the living room contains a log-burner on a slate hearth and there is fitted shelving set into the exposed stone alcoves either side. Doors from the living room leads out to the courtyard area. Adjacent to the living room is a small third bedroom which may be more usefully employed as a study or home office. Ascending to the second floor, there are two very large double bedrooms and a family bathroom, fitted with a traditional white 3-piece suite including a timber-panelled bath. Each of the rooms on the first and second floors enjoys an elevated view of the river Tamar through multi-pane sash windows, with the bedrooms and living room additionally benefitting from traditional window seats.

OUTSIDE

The enclosed, decked courtyard can be found off the living room at first floor level. It provides invaluable private space for a morning cup of tea, evening glass of wine or somewhere to dine al fresco.

SERVICES

Mains water, electricity and drainage. Central heating via an electric boiler. Please note that the agent have neither inspected nor tested these services.

AGENT'S NOTES

1. The property is subject to a flying freehold. This may affect mortgage lending and so interested parties should take advice from their lender, broker or financial adviser, particularly before travelling for a viewing. Please contact Stags for further details.
2. There is no dedicated parking with the property but Calstock's sizeable, free public carpark is 50 yards away.
3. The contents of the property is available by negotiation.
4. We have for Sale No. 1 & No. 2 Tamar Cottages, there is an opportunity to purchase both properties as a whole or individually. Please contact Stags for further details.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is [///surgical.investor.hiker](https://www.what3words.com/surgical.investor.hiker). For detailed directions please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1377 sq ft / 127.9 sq m
For identification only - Not to scale

Second Floor

- Bedroom 2: 4.95 x 3.66m (16'2" x 12')
- Bedroom 1: 4.90 x 4.70m (16'1" x 15'5")

Ground Floor

- Kitchen / Breakfast Room: 4.65 x 4.14m (15'3" x 13'7")

First Floor

- Sitting Room: 4.88 x 4.37m (16' x 14'4")
- Bedroom 3: 2.06 x 1.85m (6'9" x 6'1")

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stags. REF: 990156



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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