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**Freehold : Council Tax Band B
EPC Rating D**

Fore Street, Cargreen

BELVOIR!

Guide price £207,500



Key Features

- > Recently refurbished character cottage
- > Two bedroom accommodation
- > No onward chain
- > Bright living room with beams & fireplace
- > Light fitted kitchen with utility area

A CHARMING AND RECENTLY REFURBISHED TWO BEDROOM CHARACTER COTTAGE SET IN THE BEAUTIFUL CORNISH VILLAGE OF CARGREEN, OFFERED FOR SALE WITH NO ONWARD CHAIN.

Bursting with character and enjoying a peaceful village setting, this delightful home offers the perfect blend of countryside charm and community living.

Features include a spacious entrance hallway, a bright and welcoming living room with exposed wooden beams and feature fireplace, a light fitted kitchen with useful storage, a handy utility area and additional store room.



Upstairs there is a generous double bedroom with built-in cupboard, a further single bedroom, landing with airing cupboard and a good sized wet room. Outside, the rear garden is an excellent size and mainly laid to lawn, offering huge potential to create a wonderful outdoor space.

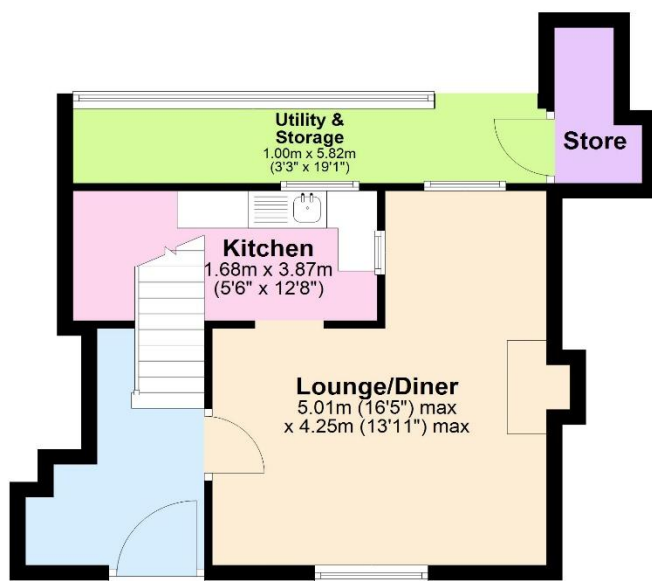
Located in the sought-after riverside village of Cargreen within the parish of Landulph, the property enjoys a truly idyllic setting surrounded by rolling countryside, farmland and equestrian facilities.

Just a short walk away, the village quay offers stunning views across the River Tamar towards the Devon countryside, with scenic riverside walks right on your doorstep. The village also benefits from a cricket pitch, nearby yacht club, public slipway for kayaks and paddleboards, children's park, playing field and even a charming telephone box book exchange, all contributing to the warm and welcoming community atmosphere.

Despite its tranquil location, the property remains conveniently positioned for access to Saltash, approximately five miles away, and Callington around seven miles away, with everyday amenities including Waitrose, Lidl and Saltash train station all within easy reach. Whether you are searching for a peaceful countryside retreat, a first home or a charming Cornish escape, this lovely cottage offers a fantastic opportunity to enjoy village life at its very best.

Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



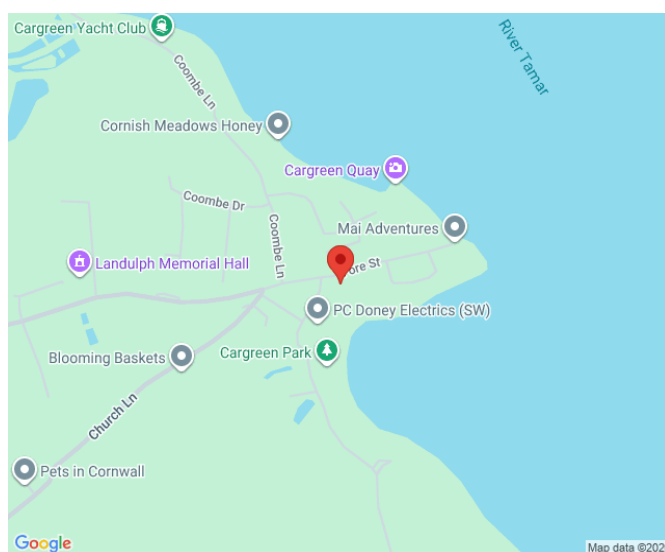
First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 71.0 sq. metres (764.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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