

11 Cove Meadow, Wilcove, Torpoint, PL11 2RD

LANG TOWN & COUNTRY
WATERSIDE





Guide Price £650,000

Set within an exclusive development of just eighteen homes on the banks of the River Tamar, this beautifully presented four-bedroom executive-style home occupies a generous plot of 0.39 acres, with a large driveway and adjoining double garage. Thoughtfully maintained by the current owners, it combines spacious accommodation with landscaped gardens, offering a versatile family retreat in a truly enviable waterside setting.

The ground floor begins with a welcoming entrance hall, leading to a well-proportioned study, ideal for home working, and a convenient downstairs cloakroom. At the heart of the home lies the kitchen/breakfast room, complete with oak flooring, a fully fitted kitchen, and a snug area overlooking the garden. From here, a door opens into the dining room, which flows naturally into the generous dual-aspect sitting room. This inviting space features a marble fireplace with multi-fuel stove, and double doors opening into the garden room, a bright retreat with oak flooring and a solid roof, providing year-round enjoyment of the gardens. A practical utility room adjoins the kitchen, with direct access into the large double garage.

Upstairs, a spacious landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom is dual aspect and benefits from bespoke fitted wardrobes, dressing table and bedside cabinets, along with a stylish en-suite shower room. Three further bedrooms are served by the family bathroom.

Externally, the property is set within beautifully landscaped gardens extending to 0.39 acres. Designed with both practicality and relaxation in mind, the grounds feature sweeping lawns to the front and rear, complemented by well-stocked beds of mature shrubs, trees, and seasonal planting. The generous plot provides ample opportunity for outdoor entertaining and family enjoyment, with space for al fresco dining, play areas, and further landscaping if desired. To the front, a large driveway offers excellent parking provision and sits alongside the double garage with electric-powered doors.

The property enjoys an unrivalled position within Cove Meadow, offering direct access to the sheltered waters of the Rivers Tamar and Lynher. Property owners benefit from the use of private amenity areas including a jetty and foreshore, with safe year-round deep-water moorings available via Cove Head CIC, accessed securely through a locked gate. This makes the home an exceptional choice for boating enthusiasts and anyone drawn to life on the water.

The charming village of Wilcove lies just over a mile from Torpoint, on the picturesque Rame Peninsula, often described as Cornwall's forgotten corner. Surrounded by unspoilt countryside and beautiful creekside views, the area offers an abundance of outdoor pursuits, from sailing and kayaking on the sheltered creeks, to walking the dramatic coastal paths and exploring the golden beaches nearby. Everyday amenities can be found in Torpoint, while the vibrant city of Plymouth – just across the Tamar – provides extensive shopping, leisure and cultural attractions, as well as a university. Transport connections are excellent, with Plymouth's mainline station offering a direct three-hour service to London Paddington, and St Germans station, only fifteen minutes from Wilcove, providing a convenient alternative.

Agent's Note: A Freehold Management Fee of £1,325 per annum is payable in two instalments each year.
Agents Note: We have been advised that this property has spray foam insulation to the loft.

To view this property call Lang Town & Country Estate Agents on 01752 200909.













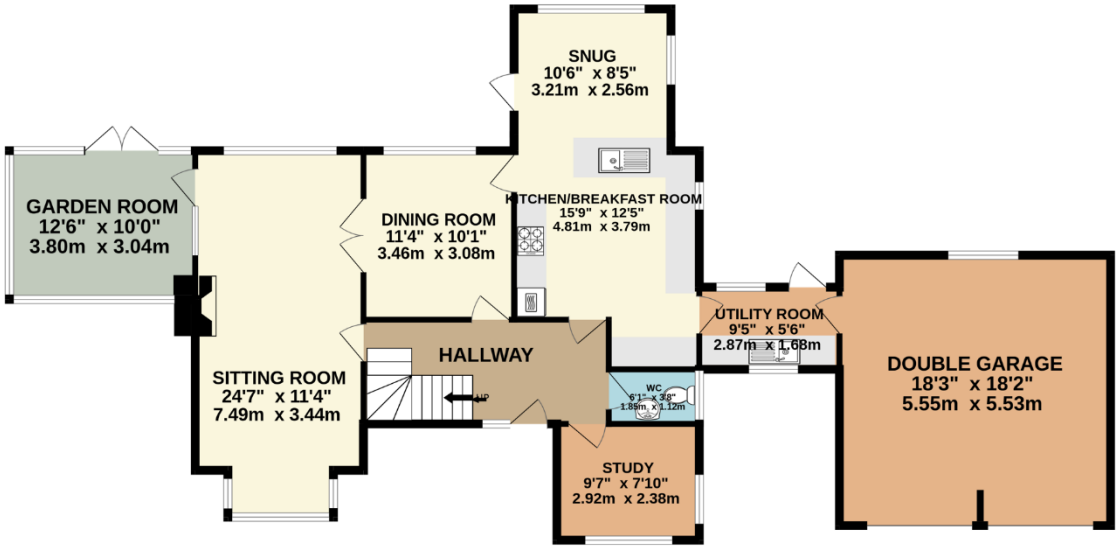




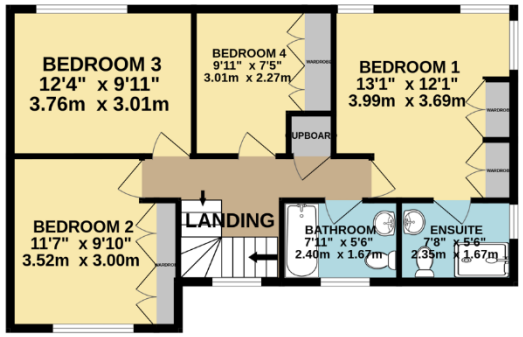


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GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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