



4  1  3 

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

Old Ferry Road, Saltash

BELVOIR!

Guide price £625,000



Key Features

- > Unique Detached Riverside Residence Overlooking The River Tamar
- > Breathtaking Panoramic Views Across River, Bridges & Countryside
- > Highly Versatile Accommodation Arranged Over Three Floors
- > Potential Self-Contained Annexe With Separate Access
- > Impressive Triple-Aspect Lounge/Diner Filled With Natural Light

An exceptionally rare opportunity to acquire a distinctive detached self-build residence occupying a truly enviable position overlooking Saltash's popular Jubilee Green and the magnificent River Tamar. Completed circa 2005,

The River House enjoys breathtaking panoramic views stretching across the river, the iconic Tamar and Brunel Bridges, and the surrounding Cornish and Devon countryside. Perfectly suited to sailing enthusiasts, paddleboarders, kayakers and those seeking a waterside lifestyle, the property sits just moments from the river's edge, where the ever-changing scenery and abundance of recreational opportunities can be enjoyed throughout the year.



The generous brick-paved driveway provides parking for several vehicles or even a small boat, making this an ideal home for buyers looking to make the most of the Tamar's renowned boating and watersports facilities.

Arranged over three floors, the accommodation is both spacious and versatile. The ground floor features a substantial garage with electric door, a useful workshop/store, and a large dual-aspect room complete with sink and en-suite shower room. Benefitting from its own access, this area offers excellent potential as a self-contained annexe, guest suite, home office or hobby space.

The first floor forms the heart of the home, comprising a generously sized fitted kitchen and an impressive triple-aspect lounge/dining room flooded with natural light. Sliding patio doors open onto a spectacular balcony approaching 30ft in length, creating the perfect vantage point from which to enjoy the stunning river views, passing boats and memorable sunsets. On the second floor are three well-proportioned double bedrooms, including a superb principal bedroom with en-suite bathroom, together with a family shower room. Attractive hallways and landings are connected by a beautiful timber staircase which rises through the centre of the property, enhancing its character and sense of space.



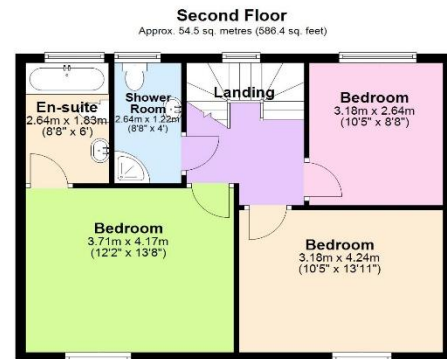
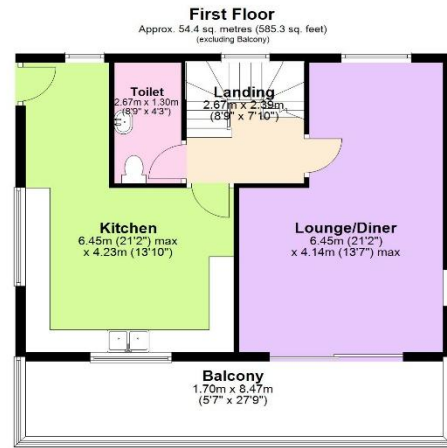
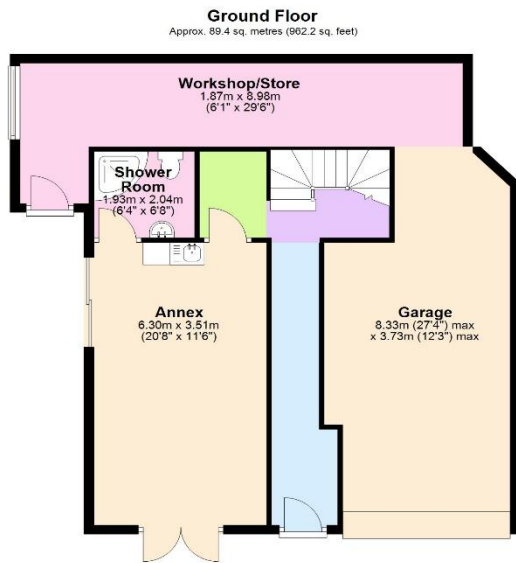
Outside, the gardens have been thoughtfully designed to maximise enjoyment of the setting. A tiered side garden provides lawned areas and a fantastic space for a future decked terrace, ideal for al fresco dining and entertaining against the backdrop of the river and countryside views. To the rear, a further garden area incorporates a charming summerhouse and low-maintenance AstroTurf lawn.

Offering an unrivalled combination of space, versatility, spectacular views and direct access to one of the South West's most desirable waterfront settings,

The River House presents a unique opportunity to embrace an exceptional riverside lifestyle.

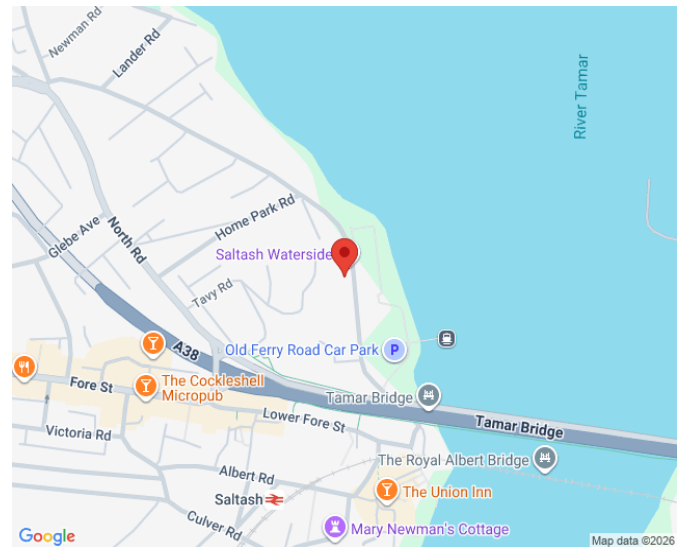


Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools, a college and secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth.



Total area: approx. 198.2 sq. metres (2133.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	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.

Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440