



LANG TOWN
& COUNTRY

March Cottage, Cargreen, Saltash, Cornwall, PL12 6PA



Offers Over £325,000



March Cottage is a charming waterside home in one of the most desirable locations along the River Tamar. Positioned within the highly sought-after village of Cargreen, the property enjoys a prime position in the Tamar Valley Area of Outstanding Natural Beauty. Owned since the 1990s, it has been a much-loved residence, combining the warmth and character of a traditional cottage, blended with contemporary living with the rare privilege of direct access to the river. This is a unique opportunity to secure a home in a truly special location where riverside living meets village charm.

The ground floor is entered through a welcoming hallway which leads into a light-filled lounge at the front of the cottage, a comfortable, cosy reception space benefitting from a feature fireplace. At the rear lies a dining room with wide glazed doors opening directly into the garden, making it a wonderful spot for entertaining or enjoying the south-facing outlook. The kitchen adjoins the dining room, thoughtfully arranged with views over the water. A ground floor shower room adds convenience, complementing the practical layout.

Upstairs, three bedrooms are arranged around the landing, offering versatile accommodation for family, guests, or a home office. The principal bedroom is a generous double, while the two further rooms provide flexibility. A family bathroom serves this level, completing the accommodation.

The garden, a true highlight of March Cottage, is south-facing and filled with mature planting. Carefully tended over many years, it offers colour and privacy throughout the seasons, with a winding pathway that leads gently down to the waterfront. This unique setting provides both tranquillity and direct access to the river, perfect for those who wish to enjoy the best of riverside living.

Cargreen is a vibrant and welcoming riverside village, set within a designated conservation area on the edge of the Tamar Valley Area of Outstanding Natural Beauty. Surrounded by lush countryside, ancient woodlands, and scenic walking trails, the village is particularly popular with sailing and boating enthusiasts. At its heart lies the thriving Cargreen Yacht Club, which offers deep-water moorings, a slipway, dinghy park, visitor facilities, and a friendly clubhouse hosting regular social events. As a Royal Yachting Association Training Centre, it also runs sailing courses and a cadet programme, making it ideal for families and seasoned sailors alike.

The community itself includes a primary school, church, and a range of year-round activities, with the renowned St Mellion Jack Nicklaus Golf Course and Country Club just under three miles away. The nearby town of Saltash, approximately seven miles distant, provides excellent amenities including independent shops, cafés, restaurants, a Waitrose supermarket, and a mainline railway station with direct services to London Paddington in around three hours and twenty minutes. Families are well catered for with highly regarded local primaries, Saltash Comprehensive for secondary education, and a choice of excellent independent schools including Plymouth College and Mount Kelly in Tavistock.

The location also provides easy access to the spectacular South Cornish and Devon coastlines, with sandy beaches, picturesque estuaries, and dramatic coastal walks all within easy reach. For wider travel, the A38 connects swiftly to Plymouth, Exeter, and the M5, making the area both peaceful and highly accessible.

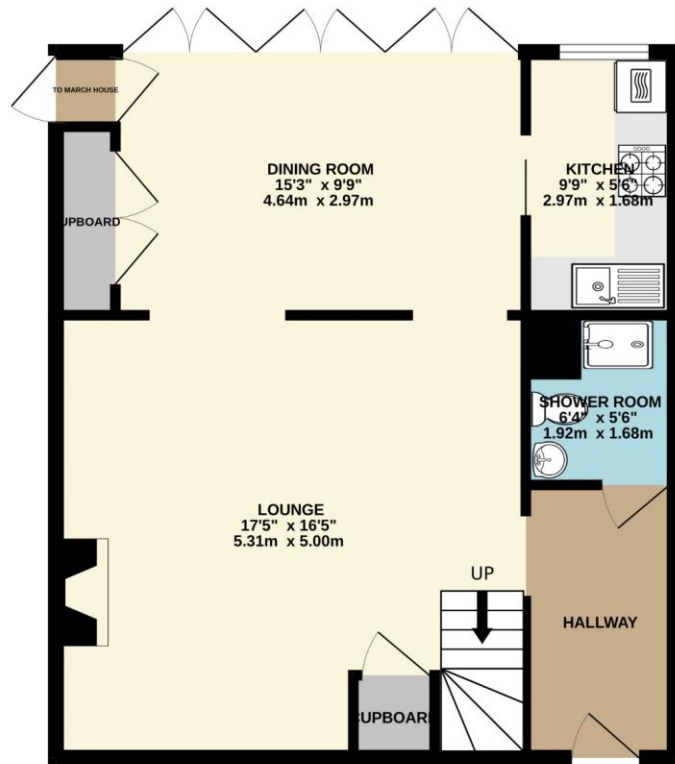
Cargreen remains one of South East Cornwall's hidden gems, a place where riverside living, natural beauty, and community spirit come together in perfect harmony.



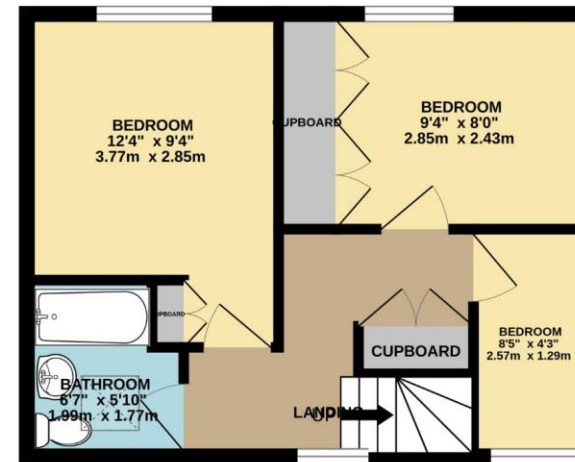
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 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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