



2, Riverbank Cottages, Old Ferry Road, Saltash, Cornwall, PL12 6BJ

Offers Over £650,000

Occupying one of Saltash's most prestigious waterfront positions, No. 2 Riverbank Cottages is an exceptional detached residence enjoying uninterrupted panoramic views across the River Tamar towards Dartmoor, whilst taking in the iconic Tamar Bridge and the ever-changing theatre of life on the water below. Set within an exclusive private road above the historic riverside, this is a home defined as much by its remarkable setting as its beautifully arranged accommodation. Opportunities to acquire homes in this location are exceptionally rare, combining an enviable lifestyle with generous family living just moments from the waterfront.

The principal entrance level provides an impressive introduction to the home. A welcoming entrance hall leads through to a beautifully proportioned sitting room, where large windows frame the spectacular river views, whilst a generous conservatory extends the living space and provides an exceptional vantage point throughout the seasons. A second L shaped conservatory leads from the entrance porch, catching the late evening sun. A versatile office offers the flexibility to serve as a fifth bedroom if required, complemented by a contemporary shower room and internal access to the integral garage, creating a layout perfectly suited to modern family life.

The first floor is dedicated to the bedroom accommodation, offering four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys a commanding outlook across the Tamar and benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

The lower ground floor forms the social heart of the home. Designed with entertaining and everyday living in mind, the impressive open-plan kitchen, dining and living space spans almost the full width of the property, creating a wonderfully light and sociable environment where the panoramic river views remain the focal point. A generous utility room, cloakroom, extensive wine storage and a substantial store room provide an excellent level of practicality rarely found in homes of this style.

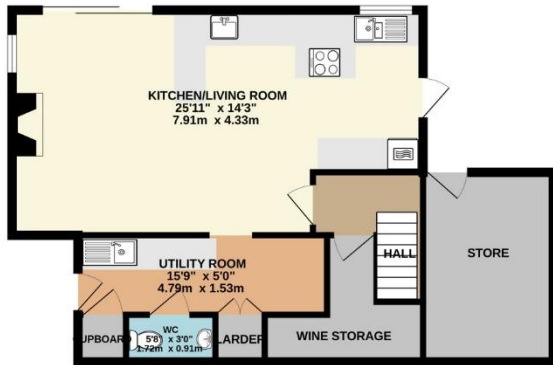
Outside, the property is approached via a brick-paved driveway providing off-road parking for several vehicles, alongside a stone-chipped area and access to the integral garage with an EV charging point. Gated pathways lead around both sides of the property to the rear gardens, where the exceptional setting truly comes into its own. An initial paved terrace creates the perfect space for outdoor dining, before the garden opens onto an artificial lawn positioned to capture the uninterrupted views across the River Tamar and towards the Tamar Bridge. Meandering pathways continue through beautifully arranged terraced gardens, incorporating rockeries planted with established shrubs and seasonal planting, together with additional seating areas from which to appreciate the constantly changing riverscape. A useful garden shed provides additional storage, whilst privately owned solar panels further enhance the property's efficiency.

Old Ferry Road remains one of Saltash's most sought-after addresses, where the town's maritime heritage is woven into everyday life. Jubilee Green, the visitor pontoon and public slipways are all just a short stroll away, creating superb opportunities for sailing, paddleboarding, kayaking and life on the water. Scenic riverside walks follow the Tamar towards Brunel Green, whilst Saltash Yacht Club continues to be a focal point for the local sailing community. Despite its peaceful setting, the property is perfectly placed for modern convenience, with Waitrose, independent shops, cafés, well-regarded schools and the China Fleet Country Club all close by. The A38 provides excellent road connections, while Saltash railway station, within walking distance, offers regular services to Plymouth, Cornwall and direct connections onwards to London Paddington.

Combining one of the finest waterfront positions in the area with versatile family accommodation and an exceptional lifestyle on the banks of the Tamar, No. 2 Riverbank Cottages represents a rare opportunity to acquire a landmark home in one of South East Cornwall's most desirable riverside locations.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).





TOTAL FLOOR AREA : 2512 sq.ft. (233.4 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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