



Town • Country • Coast



Station Lane
Calstock

Offers Over £185,000



Station Lane

Calstock

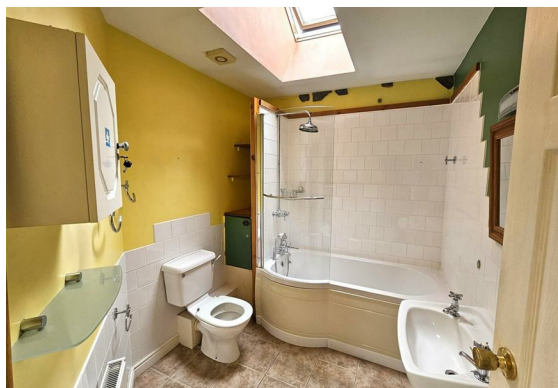
Located in the sought after village of Calstock, on the River Tamar with its famous Quay and stunning scenery, is this attached former school rooms, being ripe for modernisation and updating, this could be an ideal first time buy, bolt hole or lucrative holiday let, subject to any necessary consents. Offered with the benefit of off road parking and a decked terraced garden.

Timber stable door leads into the large living room with high ceiling and access to loft storage. Off this room is the kitchen. An inner hallway and lobby with door leading to a rear passageway that has an outside tap and double power socket, perfect for those rinsing off the dog or a wetsuit perhaps.

There are two bedrooms and a bathroom, with WC, basin and bath with shower over.

Outside a brick paved parking bay with steps leading to a decked terrace with pleasant aspect to the front and glimpses of countryside. Further seating area and ample storage beneath. Oil storage tank. A further gate to the side of the property leads to the rear passageway, also handy as bin/recycling and storage area.

Offered with no onward chain.





Living Room

18'5" x 15'8" (5.63 x 4.79)

Kitchen

9'10" x 11'3" (3.00 x 3.43)

Inner Hallway

Bedroom 1

13'3" x 9'2" plus door recess (4.05 x 2.80 plus door recess)

Bedroom 2

11'3" x 5'8" (3.45 x 1.73)

Bathroom

8'3" x 6'8" (2.53 x 2.05)

Irregular shape

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil fired central heating, boiler currently not working.

Local Authority

Cornwall Council - Tax Band B

EPC

F25

Situation

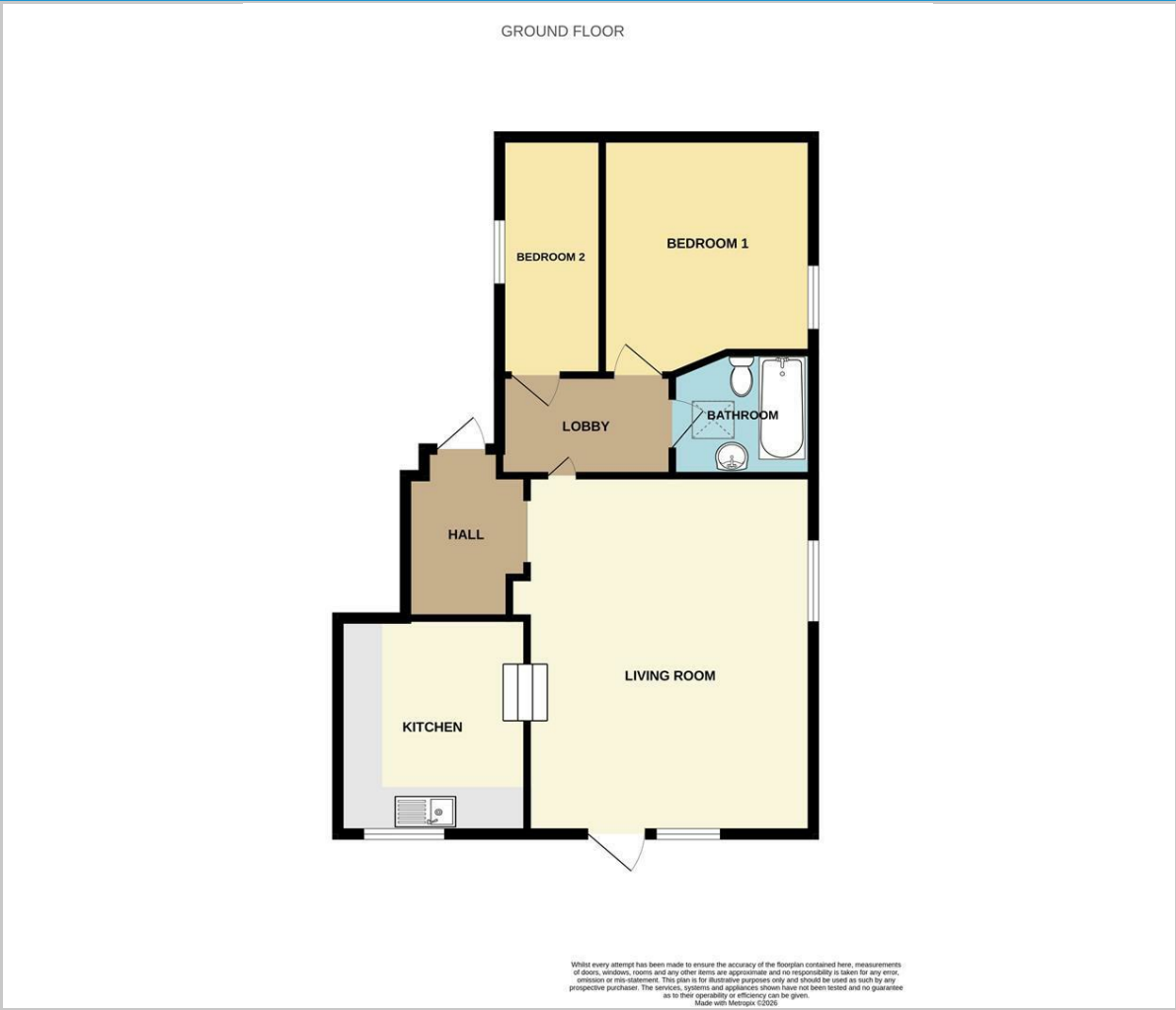
The popular village of Calstock sits on the banks of the River Tamar and offers a thriving social community with a wide range of events in the village hall and Calstock Art Centre, plus 2 public houses, a coffee shop and a social club in addition to a rail link to Plymouth and a regular bus service to Plymouth and Callington. The property is also within easy access of the two neighbouring towns of Callington and Tavistock, with Launceston, Saltash and the maritime city of Plymouth being easily accessible. The area is renowned for its attractive countryside, pleasant walks, and access to the river for anyone who enjoys boating or canoeing/kayaking.

Directions

From Tavistock, follow the A390 to Gunnislake and turn left signposted to Calstock. For free parking, continue into the village and proceed to bottom of the hill, turning left into a free car park. The property is at the top of the hill, walk up Fore Street, then Church Street and turn left into Station Lane, the property will be found along here on the right hand side. Alternatively, park nearby in Rowse Gardens or Church Hill and walk down turning right into Station Lane.



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

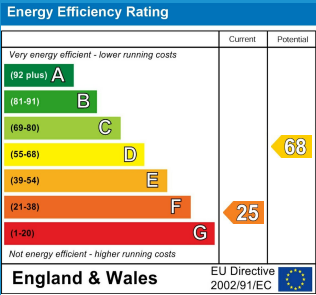
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Area Map



Energy Efficiency Graph



AML CHECKS

To comply with Anti-Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non-refundable once the check has been completed.