

D. R. Kivell
COUNTRY PROPERTY

Greenbank

Halton Quary, Cornwall



Greenbank

Halton Quay, St. Dominick, Saltash, Cornwall PL12 6SL

St Mellion 3.5 Miles Callington 5 Miles Saltash 8 Miles Plymouth 13 Miles

3 Bedrooms 1 Reception Rooms 1 Bathrooms EPC E54 4.5 Acres

An intriguing country residence in an idyllic, private riverside location, with direct access to the River Tamar. Character house, traditional barns with potential, mature gardens and orchard. Solar panels and fibre broadband. No onward chain.

Greenbank is situated, in a stunning location on the banks of the River Tamar near Halton Quay. The quiet rural village of St Dominick lies approximately 2 miles to the north-west and offers a community shop, public house, primary school and parish hall.
Callington is approximately 5 miles to the north-west, providing everyday shopping amenities, including a supermarket, electrical and hardware stores, a newsagent, post office, banking facilities, doctors' surgery and veterinary facilities. Saltash is approximately 7 miles away, while Plymouth, via the Tamar Bridge, is approximately 13 miles to the south.





The Accommodation
Greenbank occupies an idyllic position with direct access to the River Tamar, set within approximately 4.5 acres of gardens, a mature orchard and river frontage. Situated at the end of a quiet lane, Greenbank offers privacy and tranquillity.

This appealing, characterful three-bedroom house offers comfortable living, and has the potential to create a self-contained annexe. The accommodation benefits from hardwood double-glazed windows, oil-fired central heating, solar water heating, photovoltaic panels and a private borehole water supply.

A part glazed ornate, stained-glass timber door opens into the Sitting Room, a characterful room featuring solid wooden flooring, an inglenook fireplace housing a wood-burning stove. Beamed ceilings. A window to the front enjoys views to the river and surrounding countryside.

The Kitchen/Breakfast Room has a slate flagstone floor, bespoke solid-wood wall and base units, solid-wood and granite work surfaces, an inset Butler's sink and an electric AGA City60, with an extractor hood above. A window to the front overlooks the garden towards the river and countryside beyond.

Pantry; slate flagstone floor, fitted shelving and space for a fridge-freezer. Study; solid wooden flooring, window to the rear. Utility/Boot Room; fitted wall and base units beneath roll-top work surfaces, inset stainless-steel sink and drainer, tiled flooring and a fitted cupboard housing the electrical consumer units and solar battery pack controller. Built-in cupboard houses the private water filtration system. Cloakroom; tiled flooring and W.C.





The staircase rises to the first-floor landing, which opens into the Living Room/Bedroom Three.

This triple-aspect room has windows to the side and front and enjoys views over the gardens, river and surrounding countryside. Fully glazed French doors open onto the secluded rear patio.

The main staircase rises to the landing which has built-in cupboards housing the hot-water tank and solar water-heating pressure vessel, together with additional shelving and an airing cupboard.

Bedroom Two has a window to the front overlooking the river. Family Bathroom; corner bath, WC, wash basin and shower cubicle. Master Bedroom is a dual-aspect room with fitted wardrobes and drawer units.

Outside
From the road, a shared access lane leads to the private entrance drive, passing through the gardens and, continuing passed the house to the parking area in front of the garage.
Steps from the entrance drive lead up to the front terrace, featuring flowerbed borders, a gravelled path and a seating area.

At the side of the house is an open-fronted Log Store: 5.00m x 1.70m (16'4" x 5'6"). Steps lead up to a secluded patio area.
Across the entrance drive is a garden interspersed with a variety of shrubs, trees and established flowering borders. The garden overlooks the reed bed, River Tamar and farmland where an abundance of wildlife can be observed.

A path continues through to the vegetable garden and polytunnel. From here, a further path leads through the reed bed to the river Tamar, where there is an opening to launch a canoe or small boat.

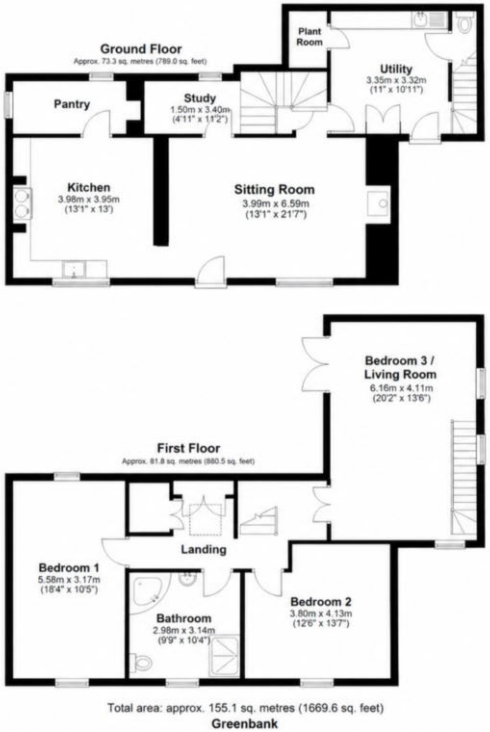
At the rear of the house is a large, established apple orchard, together with an area offering potential to create a small paddock.





Buildings
Double Garage: 7.98m x 3.98m (26'2" x 13'0")
Fitted with a pair of double doors and a separate pedestrian access door.
The Apple Pressing Barn: 5.25m x 3.72m (17'2" x 12'2")
Stainless-steel sinks and a staircase rising to the first floor.
Former Bottling Area: 5.24m x 3.96m (17'2" x 12'11")
Fitted base units beneath roll-top work surfaces, inset stainless-steel sink and drainer. A door opens onto the upper terrace.
Water and electricity connected, making this an ideal space for a home office, studio or workshop. Alternatively, the space could continue to be used for the apple-pressing business, with pressing and bottling equipment available to purchase by separate negotiation.
There is also potential for conversion into a holiday let or additional accommodation, subject to the necessary planning consents.
Stable Barn
A traditional stone-built barn dating back to 1886, featuring red-brick reveals around the doors and windows.
Stables: 7.20m x 3.48m (23'7" x 11'5")
Located on the ground floor.
The upper ground floor has been converted into a studio flat, providing annexe accommodation to the main house.

Living Room/Studio: 4.37m x 2.88m (14'4" x 9'5")
Shower Room: 1.98m x 1.00m (6'5" x 3'3")
Fitted with a wash basin, WC and shower enclosure.
Stairs to a mezzanine floor, which could be used as a office or artist's studio.
Attached to the side is a Gardener's WC: 1.39m x 1.00m (4'6" x 3'3").
General-Purpose Storage Building: 6.40m x 4.21m (20'11" x 13'9")
Timber-framed and clad, with double doors to the front beneath a pitched corrugated-sheet roof.
Former Piggeries: 8.55m x 2.80m (28'0" x 9'2")
A traditional stone-built structure divided into four sections.
Polytunnel: 7.45m x 3.60m (24'5" x 11'9")



Total area: approx. 155.1 sq. metres (1669.6 sq. feet)

Greenbank





Services and Information
Water: Private borehole
Drainage: Septic tank
Electricity: Mains electricity
Heating: External oil-fired boiler and wood-burning stove
Telephone and Broadband: FTTP (fibre to the premises). Availability can be checked at checker.ofcom.org.uk.
Mobile Availability: Check coverage at checker.ofcom.org.uk.
Renewable Energy: Owned solar water-heating panels and solar photovoltaic panels, with a feed-in tariff. Battery storage is also installed.
Council Tax: Currently Band A
EPC: E54
Construction: Solid stone. Cavity wall extension

Local Authority
Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY 0300 1234 100

Tenure
The property is offered for sale freehold, with vacant possession on completion.

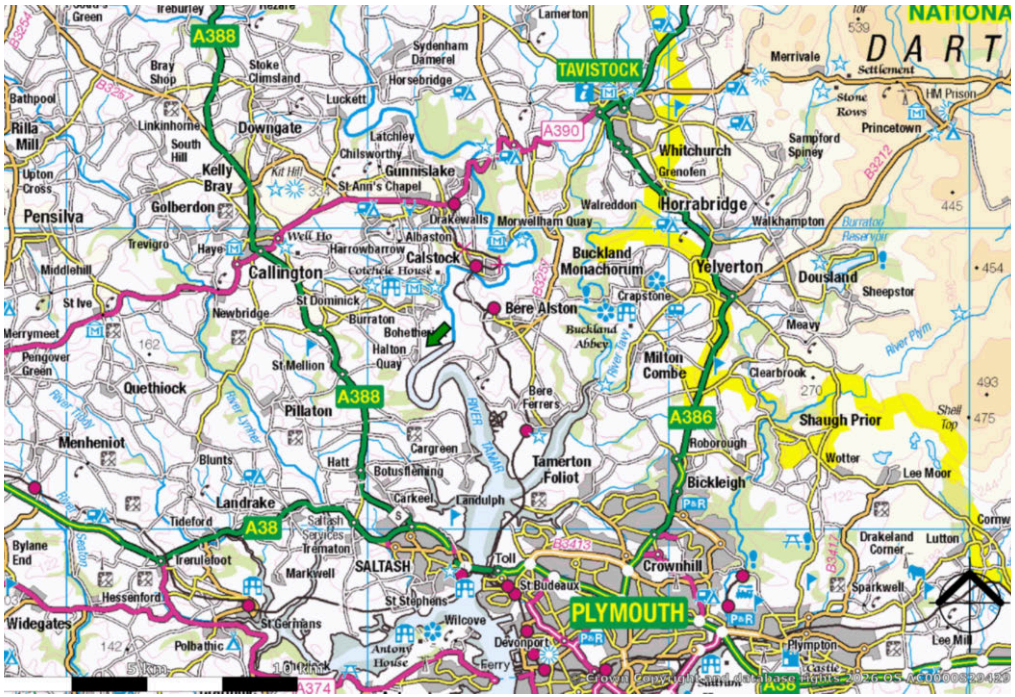
Viewing Arrangements
Strictly by appointment through D. R. Kivell Country Property on 01822 810810.

Directions
From Saltash roundabout, take the A388 towards Callington. Continue for approximately 5 miles and, after passing through St Mellion village, take the third exit at Viverdon Down roundabout towards St Dominick.
Proceed towards the village, ignoring the right turn to Halton Quay. At the T-junction in St Dominick, turn right, then turn right again at the Who'd Have Thought It public house.
After approximately 1 mile, turn left onto a private road signposted "Chapel". Ignore the first right turn and continue past a bungalow on the left. The farmyard will be in front of you; turn right down a stony track, passing the converted barns, then turn left onto a twin-track concrete drive. Greenbank is situated at the bottom of the hill.

What3words Location Finder
///former.clashing.twirls

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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