

Riverside House

Riverside House,

The Quay, Calstock, Cornwall, PL18 9QA

Village Centre / Public Quay and Slipway 50 yards • Train Station 350 yards • Fuel Station/Mini-Supermarket 2.5 miles • Tavistock Town Centre 7 miles • Plymouth City Centre 20 miles

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A unique and interesting 3-bedroom home in a spectacular riverside location, enjoying breathtaking views and benefiting from a private floating pontoon, complete with a south-facing sun terrace and off-road parking.

- **Property Images - Coming Soon**
- Direct River Access and 2-berth Pontoon
- Sizeable South-facing Riverside Terrace
- Adjoining Shop Available Separately
- Rail Link to Plymouth Nearby
- Spectacularly Located Waterside Home
- Potential 3-bedroom Accommodation
- Off-road Parking Spaces
- Desirable Cornish Village Location
- Freehold; Council Tax Band: D

Guide Price £650,000

Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | tavistock@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION

This fascinating property is located in a glorious position on the banks of the River Tamar at Calstock. One of only a handful of properties in the village with direct access to the water's edge, the property enjoys a quite remarkable outlook up and down the river, including a breathtaking view of the Calstock railway viaduct. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there is tidal access to Plymouth Sound, approx. 12 nautical miles downriver.

Sitting within the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site and conservation area - as well as the Tamar Valley National Landscape (formerly AONB), Calstock is a thriving village with an active arts and musical community, benefitting from a regular, 35-minute train service to the city of Plymouth. With its access to the River Tamar, public quay, mooring facilities and boatyard, the village is extremely popular with sailing enthusiasts. Within a short walk are The River Tamar Walkway and Wetland Project, a wildlife nature reserve, and various other footpaths and trails, including the National Trust's notable Cotehele House and Estate. Gunnislake, with its fuel station and mini-supermarket, is 2.5 miles away. The desirable market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 7.5 miles away.

DESCRIPTION

This fascinating, one-of-a-kind, end-terrace riverside home, understood to have been constructed in the 1970s, provides a hugely appealing and exceptionally rare lifestyle opportunity, and is now offered to the market for the first time in almost 23 years. The property has most recently been utilised as a ground-floor shop premises with integrated owners' accommodation, and the possibility now remains for an incoming owner to continue with this arrangement or, with some minor adaptation, formalise the living space as a more traditional 3-bedroom, self-contained home complete with ample, dedicated off-road parking space, and, notably, a good-sized south-facing terrace maximising the spectacular riverside position. Offering incredible appeal for boat owners and those with other waterborne interests, the property also features a large, timber floating 2-berth pontoon directly accessible from the terrace. Finally, the adjacent shop premises is available subject to separate negotiation, broadening the options for this home further still.

ACCOMMODATION

Internally, the accommodation is bright and private, and the principal rooms on both floors benefit from the incredible outlook up and down the river. It is envisaged that the layout could be reconfigured to provide a sitting/dining room, kitchen and utility on the ground floor, with three bedrooms, a bathroom and an ensuite on the first floor.

In its current format, the property can be entered either from the parking area, or via separate side access, and is briefly comprised as follows: an entrance hallway with a log burning stove; a large room overlooking the water, currently forming part of the shop premises; a wash room/storeroom associated with the shop, and stairs rising to the first floor; an open landing, which could be enclosed as a 3rd bedroom; a dual-aspect, rear facing double bedroom; a large first-floor sitting room with a log-burning stove and access out to a timber balcony (currently in need of some improvement), which could be adapted as a large master bedroom with a dedicated ensuite, and; a separate stylish contemporary bathroom with an electric shower over the bath.

Believed to date to the early to mid-19th century, the adjoining shop premises, available separately, has previously been incorporated into the house as a traditional sitting room, and its inclusion could offer additional options for the internal layout. It is understood that historic planning permission was granted, and remains live, to extend the accommodation over this element of the building.

OUTSIDE

The property has vehicular access at the rear across a courtyard where there is an off-road parking space for two to three vehicles, running alongside the Tamar is a large, south-facing sun terrace which enjoys the spectacular views up and down the river and also provides access down to the floating pontoon.

SERVICES

Mains water, electricity and drainage are connected. Electric central heating. 3-phase connection to the shop. Ultrafast broadband is available. Good mobile voice and data coverage is available through Three, O2 and Vodafone, with outdoor coverage through EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

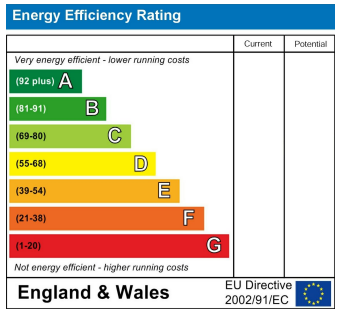
AGENT'S NOTES

1. The adjoining shop premises is available by separate negotiation. Please contact Stags for details. The shop's rateable value is £4200.
2. Full photography, floor plans and an Energy Performance Certificate are to follow shortly.
3. Some of our photographs have been digitally "un-staged" to remove our client's non-fixed contents and to obscure personal items.
4. Several neighbouring properties have a right of access across the yard to the rear of the property.
5. The property is not known to have ever flooded, and certainly not in our client's ownership, however the Gov.uk Flood Risk Checker records a high flood risk. Our client has the property comprehensively insured.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The what3words reference is ///bronzes.continued.sour. For detailed directions, please contact the office.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.




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