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**Freehold : Council Tax Band B
EPC Rating D**

Church Lane, Cargreen

BELVOIR!

Guide price £260,000



Key Features

- > No Onward Chain
- > Stunning River & Countryside Views
- > Highly Sought-After Hamlet Of Cargreen
- > Three Well-Proportioned Bedrooms
- > Spacious Dual-Aspect Kitchen/Dining Room

A wonderful opportunity to acquire this superb three-bedroom home enjoying stunning river and countryside views in the highly sought-after hamlet of Cargreen, Cornwall. Offered for sale with no onward chain, this delightful property is perfect for first-time buyers, growing families or anyone looking to create their dream home.

The ground floor comprises a handy utility room, a spacious dual-aspect kitchen/dining room, a family bathroom, separate WC, a cosy living room with an attractive fireplace and useful storage, and a fabulous conservatory overlooking the rear garden and surrounding countryside.

Upstairs, the impressive dual-aspect principal bedroom benefits from built-in wardrobes and breathtaking far-reaching views across the River Tamar and surrounding countryside. There is also a generous second double bedroom with built-in wardrobe and a well-proportioned third bedroom, again enjoying wonderful rural views.



Outside, the property features an attractive front garden with a pathway leading to the rear. The tiered rear garden offers a large level patio, ideal for outdoor entertaining where the spectacular views can be fully appreciated, along with a very generous lawn.

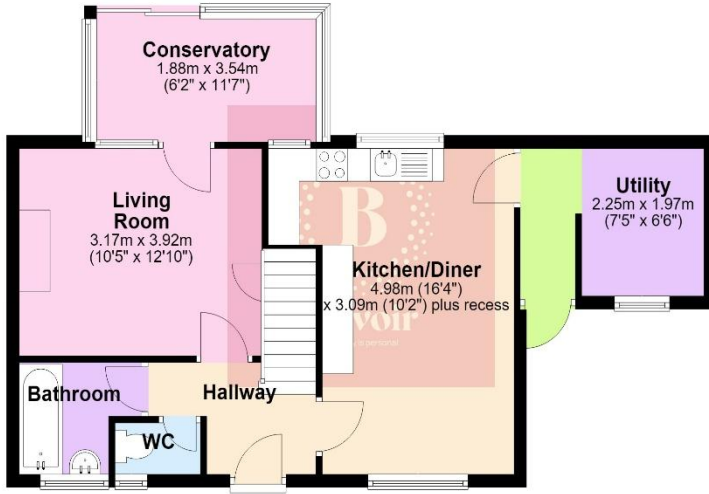
This is an exciting opportunity for buyers looking to personalise a property, with excellent potential to extend or reconfigure the accommodation, subject to the necessary planning permissions and building regulations. A home in an enviable riverside village setting with incredible views and outstanding potential.

Situated within the Tamar Valley Area of Outstanding Natural Beauty, this idyllic rural setting offers the opportunity to enjoy a peaceful way of life while being part of a welcoming and thriving village community. Scenic countryside walks begin almost from your doorstep, with a variety of local clubs and groups to become involved with, alongside a public slipway for sailing, kayaking and other water sports. There is also a fantastic yacht club approximately 200 metres from the village and a well-maintained children's play park nearby.

Despite its tranquil location, Cargreen remains exceptionally well connected. Saltash is approximately five miles away, Callington around seven miles, and both Waitrose and Lidl are within four miles. The neighbouring village of Landulph boasts a highly regarded primary school, while Plymouth is within easy commuting distance. Saltash railway station can be reached in around 15 minutes by car. The village Memorial Hall serves as the heart of the community, hosting numerous events including the annual Festival of Music and the Arts, with exciting plans also underway for a Community Orchard. The renowned St Mellion Estate, with its championship golf courses, health club and spa, is just a 10-minute drive away.

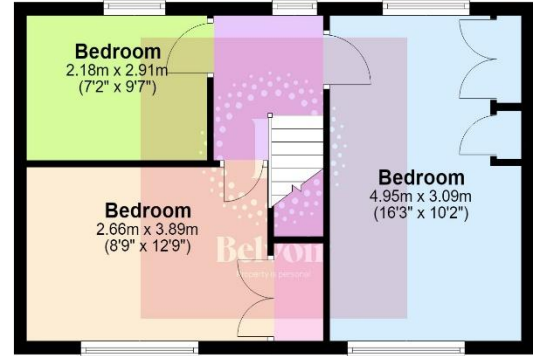
Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



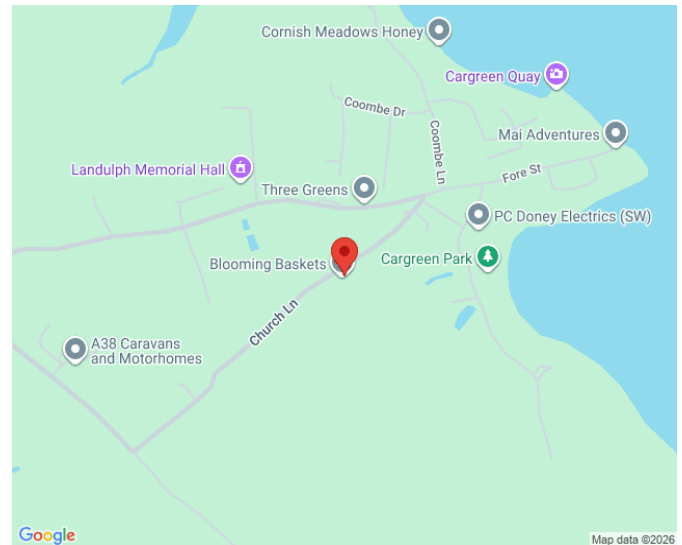
First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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01752 850440