



Pencaire, Cargreen, Saltash, Cornwall, PL12 6PA

# Guide Price £425,000



Nestled in the heart of the ever-popular waterside village of Cargreen, this charming semi-detached cottage enjoys an enviable riverfront position, offering a wonderful blend of character, lifestyle and tranquillity. With off-road parking, a private courtyard garden and stunning views across the River Tamar, this is a rare opportunity to secure a quintessential Cornish riverside home.

Beautifully arranged over two floors, the accommodation is both versatile and surprisingly spacious. The ground floor centres around a well-appointed kitchen/diner, providing an ideal space for both everyday living and entertaining. The lounge creates a cosy and inviting retreat, while the principal bedroom benefits from its own en-suite bathroom, offering convenient single-level living if desired.

To the front of the property, a generous conservatory provides an additional reception space bathed in natural light. Perfectly positioned to enjoy the riverside setting, it serves as an ideal spot for morning coffee, dining with friends or simply watching the changing activity on the water throughout the year.

The first floor hosts two further bedrooms alongside a family bathroom. A particular highlight is the impressive roof terrace, offering an elevated vantage point across the river and village surroundings. Whether relaxing in the sunshine, entertaining guests or unwinding at the end of the day, this superb outdoor space adds a unique dimension to the home.

Externally, the property enjoys a private courtyard garden, ideal for low-maintenance outdoor living, together with the invaluable benefit of off-road parking, a rarity within the village.

Life in Cargreen is one of the property's greatest attractions. Set within a designated conservation area on the edge of the Tamar Valley National Landscape, the village enjoys a thriving community spirit and an enviable riverside setting. The renowned Cargreen Yacht Club sits at the heart of village life, offering sailing facilities, deep-water moorings and an active social calendar, while the Memorial Hall hosts a wide range of activities and community events throughout the year.

Surrounded by beautiful countryside, ancient woodland and the waters of the River Tamar, Cargreen offers an outstanding lifestyle for those who enjoy the outdoors. Despite its peaceful setting, the village remains conveniently connected, with Saltash providing a wide range of amenities, a mainline railway station and easy access to Plymouth, the A38 and beyond.

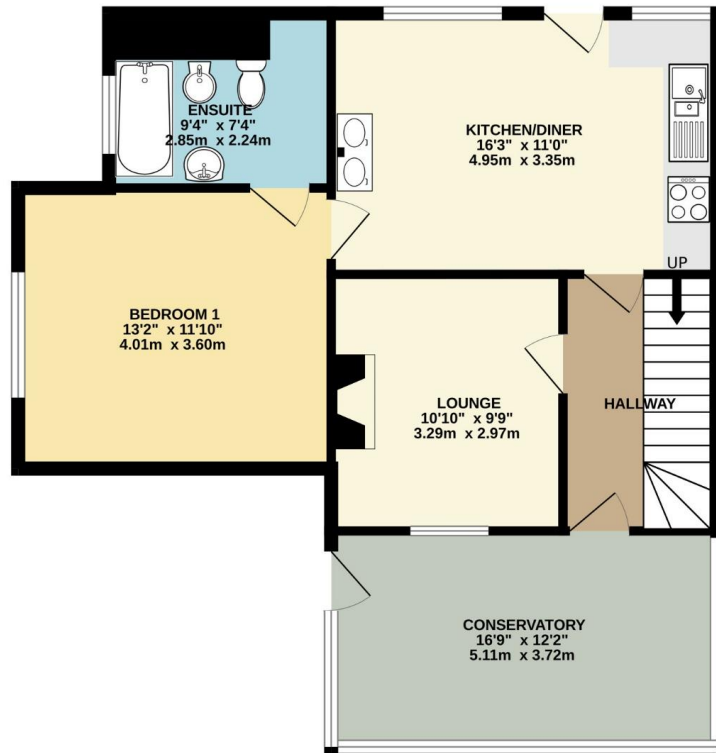
A delightful riverfront cottage combining character, flexible accommodation and exceptional outdoor spaces in one of Cornwall's most desirable waterfront villages.



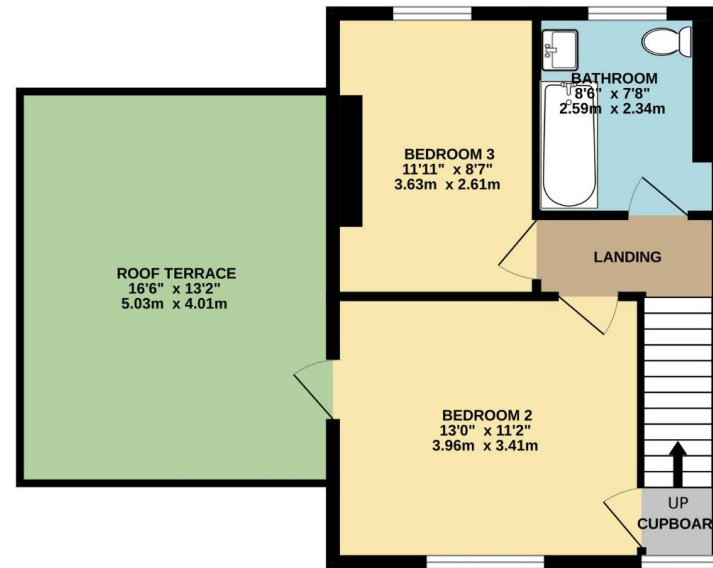
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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