



1, Tamar Cottage



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, Calstock, Cornwall PL18 9QB

Village Centre 50 yards • Train Station 350 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles

A 1-bedroom house in the heart of Calstock, enjoying wonderful river views in need of modernisation.

- Semi-detached Georgian House
- One Double Bedroom
- Wonderful River Views
- Investment Opportunity
- Freehold
- Grade II Listed
- Bright & Traditional Features
- Convenient Central Village Location
- No Onward Chain
- Council Tax Band: A

Guide Price £75,000

SITUATION

This property occupies a prominent position in the heart of the picturesque World Heritage village of Calstock, within a stone's throw of the River Tamar, and enjoys wonderful views of the river itself. All local amenities and facilities, including the village's train station and public quay, are immediately at hand.

Calstock, forming part of the Tamar Valley National Landscape (AONB), has an active arts and musical community and regularly hosts live music events and art shows. It is also a former inland port on the tidal path of the River Tamar, now enjoyed by sailing enthusiasts who use the quay and mooring facilities, with the village enjoying a good community spirit and a regular, 35-minute train service to the City of Plymouth. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. Within 10 minutes' walk of the house is a wildlife nature reserve, The River Tamar Walkway and Wetland Project, and there are various other footpaths, walks and trails within close proximity, including to Cotehele House and Estate, a notable local National Trust property.

The village of Gunnislake is 2 miles away whilst the thriving market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 7.5 miles away to the northeast.



DESCRIPTION

This characterful semi-detached Georgian house, in the very heart of Calstock, offers a wonderful lifestyle opportunity with the undoubted highlight being its breathtaking views of the River Tamar and Tamar Valley. Built, we understand to the late 18th Century, the property was originally constructed together with it's neighbour as a single dwelling, and today offers 1-bedroom accommodation that enjoys a considerable amount of natural light as well as the superb river views. This property would suit a variety of lifestyles and requirements including first-time buyers as well as those downsizing or retiring, and those seeking a property suitable to "lockup and leave" or as a Cornish riverside retreat.

ACCOMMODATION

The house is accessed on the ground floor direct into the living accommodation and in brief can be summarised as follows: a side entrance; a ground-floor living room; the kitchen with a range of units with worktop incorporating a stainless steel sink, integrated appliances including a Belling oven, 4-ring electric hob, and separate spaces for an upright fridge-freezer and a plumbed appliance; an open-plan living/dining room centered around a large open fireplace and features exposed stonework and two bay fronted windows positioned to take advantage of the splendid river front views; one double bedroom including built-in wardrobe space, and featuring an attractive fireplace and with a front aspect towards the iconic Calstock Viaduct; adjacent is a modern 3-piece bathroom with a panelled bath and shower overhead.

OUTSIDE

The property does not have any private garden, however the village's beautiful river frontage is within a very easy reach and there are various other footpaths, walks and trails within close proximity.

SERVICES

Mains water, electricity and drainage with electric central heating. Standard broadband is available, and mobile voice/data services are limited with Three, O2 and Vodafone. (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. The property is subject to a flying freehold. This may affect mortgage lending and so interested parties should take advice from their lender, broker or financial adviser, particularly before travelling for a viewing. Please contact Stags for further details.
2. The Tamar Valley is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.
3. There is no dedicated parking with the property but Calstock's sizeable, free public carpark is 50 yards away.
4. We have for Sale No. 1 & No. 2 Tamar Cottages, there is an opportunity to acquire both properties as a whole property or individually. Please contact Stags for further details.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is [///commuting.noting.opera](https://www.what3words.com/). For detailed directions please contact the office.



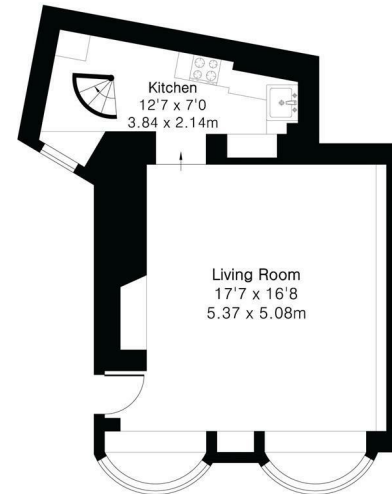
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



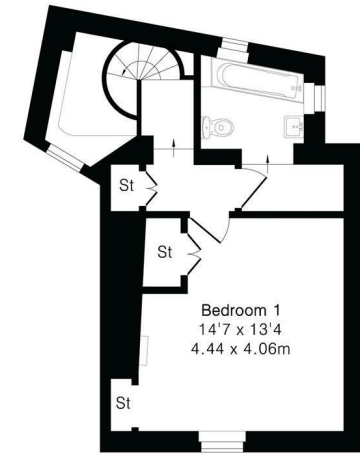
Approximate Gross Internal Area 796 sq ft - 74 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 353 sq ft – 33 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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