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

**Fore Street, Cargreen**

**BELVOIR!**

**Guide price £250,000**



## Key Features

- > Charming two bedroom cottage
- > Cosy living room with wood burning stove
- > Fitted kitchen with separate utility room
- > Generous main bedroom & good second bedroom
- > Bathroom with bath and separate shower

Tucked away in the heart of a peaceful and picturesque riverside village, this charming two-bedroom cottage offers the perfect blend of character, comfort and community living. The property welcomes you with a traditional stable door, opening into a cosy living room complete with a wood burning stove - an ideal space to relax and unwind. The fitted kitchen is both practical and inviting, complemented by a separate utility room for added convenience. Upstairs, there is a generous main bedroom, a well-proportioned second bedroom, and a family bathroom featuring both a bath and separate shower cubicle. To the rear, the property enjoys a delightful garden laid to lawn with a useful shed and rear access. The garden offers a rare sense of seclusion, where periods of complete peace and quiet can often be enjoyed.



Located in the sought-after village of Cargreen, within the parish of Landulph, the property is surrounded by beautiful countryside, farmland and equestrian facilities. The village itself offers a unique lifestyle, combining the tranquillity of a rural retreat with a welcoming and active community spirit.

Just a short stroll from the property, the quay provides breathtaking views across a wide stretch of the River Tamar towards the Devon countryside. Scenic riverside walks are in abundance, while the village also offers a range of leisure opportunities including a cricket pitch, a thriving yacht club nearby, and a public slipway ideal for launching kayaks, paddleboards and small boats. Additional charming touches include a telephone box book exchange, a playing field and a well-maintained children's park.

Despite its idyllic setting, the property remains conveniently located, with Saltash approximately five miles away and Callington around seven miles. Everyday amenities including Waitrose and Lidl are within easy reach, and there are excellent transport links with Saltash train station just a short drive away. The nearby village primary school is well regarded, and the Memorial Hall hosts a variety of community events, including an annual Festival of Music and the Arts.

Whether you are seeking a peaceful countryside escape or the opportunity to become part of a vibrant village community, this delightful cottage offers the very best of both worlds.

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.

## Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



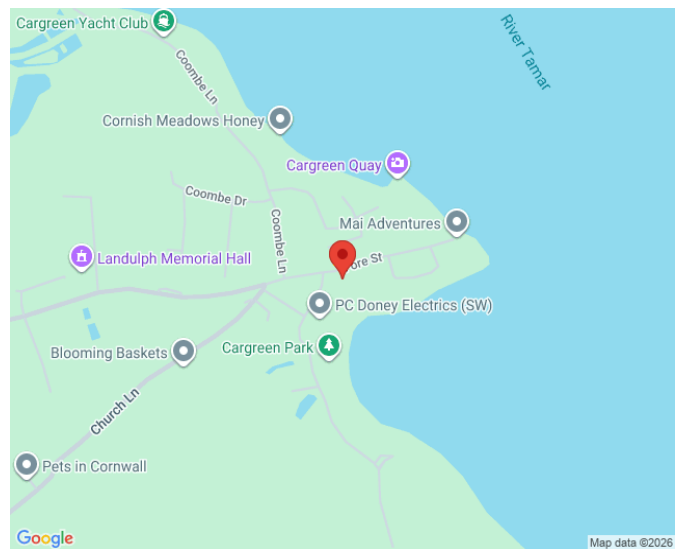
## First Floor

Approx. 26.7 sq. metres (287.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Contact us today to arrange a viewing...

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