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

Church Lane, Cargreen

BELVOIR!

Guide price £400,000



Key Features

- > Three Bedroom Detached Bungalow
- > 30'10" x 8'8" Garage
- > Driveway & Additional Parking
- > Far Reaching River & Countryside Views
- > Spacious Living Room With Log Burner

*** WHAT A VIEW!! ***

Beautifully maintained and lovingly cared for by the current owners for the past 25 years, this wonderful three-bedroom detached bungalow enjoys breathtaking, far-reaching views towards the River Tamar and the surrounding countryside. Occupying a superb position within the highly sought-after village of Cargreen, Cornwall, the property is just a short stroll from the picturesque quay and waterside.

Beautifully presented throughout, the accommodation includes a spacious dual-aspect living room where the stunning outlook takes centre stage, complemented by a charming feature log burner creating a warm and inviting atmosphere. There is an excellent kitchen/dining room, a bright conservatory overlooking the garden, two generous double bedrooms and a comfortable single bedroom. The property has recently benefited from contemporary touch to this much-loved home.



Externally, the bungalow offers driveway parking for several vehicles, an impressive garage measuring 30'10" x 8'8", oil-fired central heating and, to the rear, a beautifully established garden that is undoubtedly one of the property's standout features. Thoughtfully landscaped and meticulously maintained over the years, it boasts an abundance of colourful planting, mature trees and delightful seating areas, all perfectly positioned to make the most of the spectacular panoramic views.

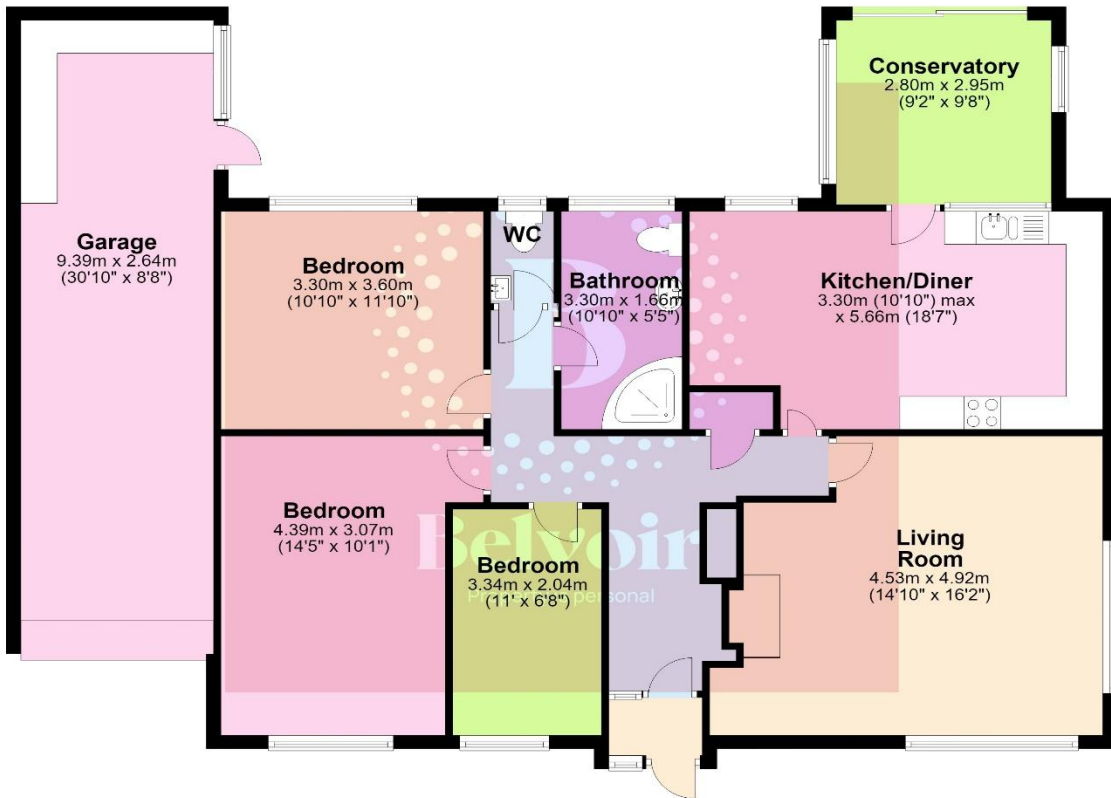
Homes offering this combination of exceptional scenery, generous accommodation and such a desirable village setting rarely come to the market. This distinctive property presents a fantastic opportunity for buyers seeking a peaceful lifestyle without compromising on convenience, and an early viewing is highly recommended.

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.

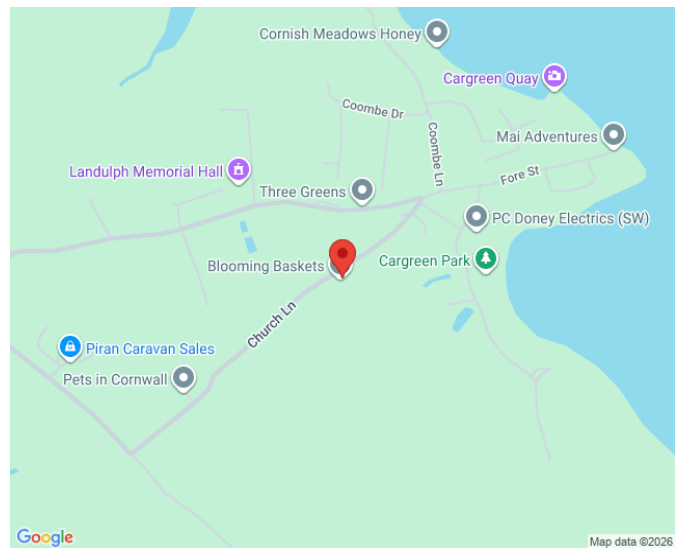
Ground Floor

Approx. 129.9 sq. metres (1398.3 sq. feet)



Total area: approx. 129.9 sq. metres (1398.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	67 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.

Contact us today to arrange a viewing...

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