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THE CRESSET, SAND LANE, CALSTOCK, PL18 9QX

PRICE GUIDE £685,000

TAMAR VALLEY GEM - A detached south west facing house with wonderful views over the River Tamar and the wider unspoilt landscape of the Tamar Valley, the house offers spacious and versatile accommodation with the potential for the creation of annexe and work from home space. About 2638 sq ft, Sitting Room, Kitchen/Dining/Family Room, Laundry Room, Cloaks/WC, 4 Double Bedrooms (1 Ensuite), Family Bath/Shower Room, Large Sun Terraces, Private Driveway Parking (PP for Double Garage), Extensive Basement of about 796 sq ft, Large Gardens of about 0.40 Acre, Air Conditioning with an Air Source Heat Pump, and oil-fired central heating powered by a Worcester Bosch boiler installed in 2025.

CALSTOCK WATERFRONT SLIPWAY/PONTOON 700 YARDS, TAVISTOCK 5 MILES, SALTASH 14 MILES, PLYMOUTH 20 MILES, WHITSAND BAY 18 MILES, EXETER 48 MILES

LOCATION

The property is quietly situated on the edge of the riverside village of Calstock, approached over a private driveway and in a south west facing position from which it commands stunning views over the Tamar Valley including the River Tamar itself.

The charming waterside village of Calstock has the usual amenities including a church, pubs, cafes, hairdressers, art gallery and arts chapel with music and events, bus stop and a variety of small shops and a quayside area with boatyard, moorings and access to the tidal River Tamar (Plymouth Sound by boat 15 miles).

The village also has a branch line railway station on the Gunnislake to Plymouth line providing a useful commuter service and links to the mainline (Plymouth to London Paddington 3 hours). This is an Area of Outstanding Natural Beauty and in 2006 the Tamar Valley was given World Heritage Status. The rich and diverse landscape of the Tamar Valley AONB covers around 75 square miles (195 square kilometers) with an extensive array of wildlife habitats and meandering rivers together with ancient woodlands and wetlands. Local landmarks include the National Trust's Cotehele House which lies just to the west of Calstock and St Mellion International Golf Resort (about six miles).

The classic Westcountry town of Tavistock is only a short drive and offers a wide variety of facilities including notable boutiques and delicatessens. Saltash has a Waitrose store on its northern outskirts and Plymouth has a large and thriving University together with a long and historic waterfront with many cafes, restaurants, and antique shops centred around the cobbled Barbican quayside. Plymouth also has well respected grammar schools which are readily accessible by train from the village together with a cross channel ferryport providing regular services to France and northern Spain.

DESCRIPTION
The Cresset comprises a detached house in an enviable location with stunning views over the unspoilt landscape of the Tamar Valley and available on the open market for the first time in 29 years. The property has been carefully maintained and improved incorporating full double glazing, oil fired central heating, and air source heat pump in the kitchen only (warming and cooling).

The clever design of the house allows garden access at both ground and lower ground levels allowing the principal accommodation to capitalise on the views and enable easy interaction with the outside spaces - perfect for families and entertaining. In addition there is extensive basement space of about 796 sq ft currently used for storage but perhaps with potential for alternative uses including annexe, work from home space, home cinema/media room, studio for creative work amongst many others and of course subject to any consents that may be required.

The accommodation extends to about 2638 sq ft and briefly comprises as follows - GROUND FLOOR - Reception Lobby - 31' Open Plan Kitchen/Dining/Family Room a triple aspect room with door to the sun terrace - Laundry Room - Cloakroom/WC - 3 Double Bedrooms - Large Family Bathroom having a freestanding bath and separate shower cubicle - LOWER GROUND FLOOR - 33' Dual Aspect Sitting Room with wood burner and wide folding door to the sun terrace - 30' Bedroom 4 (about 420 sq ft) with Ensuite Shower Room/WC.

OUTSIDE
The gated level and private driveway provides ample parking for 4/5 cars. The original permission allowed for the construction of a double garage so this potential remains. The property is well screened from Sand Lane by established shrubs and Cornish hedging thereby creating a secluded and environment with a good degree of privacy.

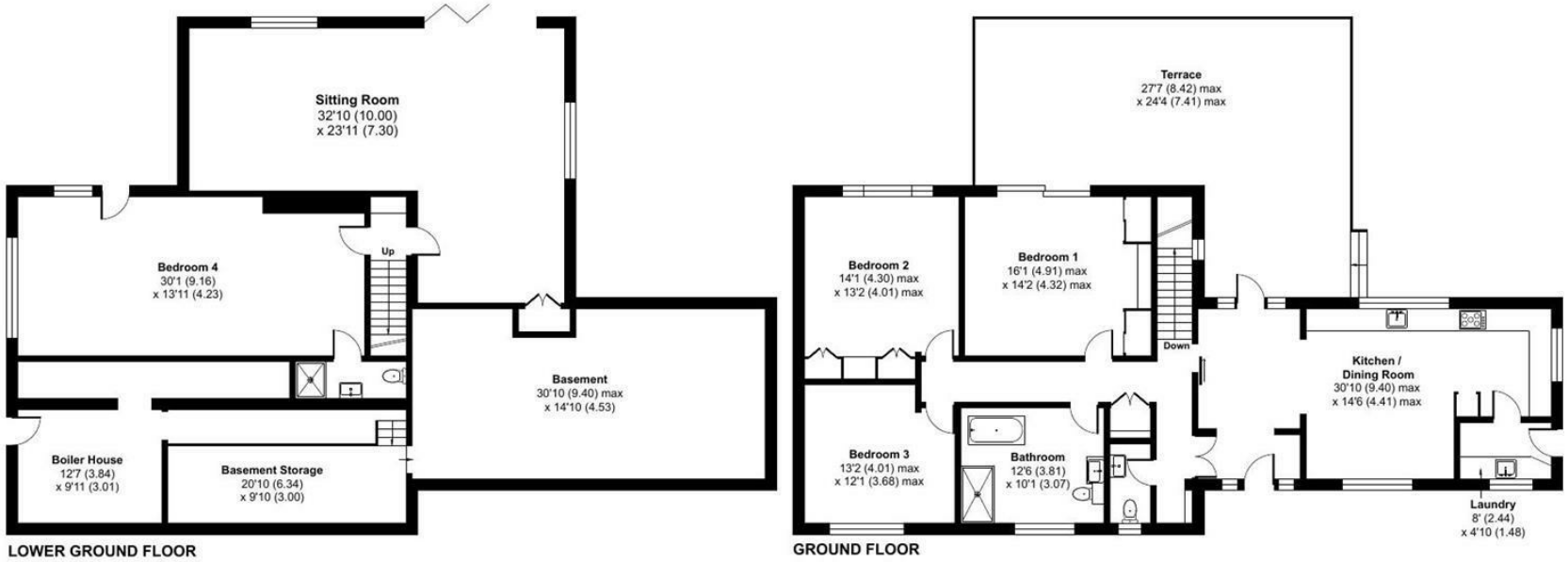
The gardens predominantly lie on the south west side of the house with a fabulous sunny aspect dominated by the outstanding views. There are large terraces at both ground and lower ground levels providing superb barbecue and entertaining space. Canopied area currently used as a log store. Beyond lies sloping lawn with various mature trees and shrubs. Access to the extensive Basement Area (see floorplan) of about 796 sq ft and perhaps with potential for alternative uses subject to any consents that may be required.

EPC RATING - D, COUNCIL TAX BAND - F
Mains water, electricity and drainage.

DIRECTIONS
Using Sat Nav - Postcode PL18 9QX - The property will be found on the right hand side as you enter the village.

The Cresset, Sand Lane, Calstock, PL18

Approximate Area = 2638 sq ft / 245 sq m
Boiler House & Basement Storage = 796 sq ft / 73.9 sq m
Total = 3434 sq ft / 318.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Scott Parry Associates. REF: 1514220

These particulars should not be relied upon.

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