

March House, Cargreen, Saltash, Cornwall, PL12 6PA

LANG TOWN & COUNTRY
WATERSIDE

Offers Over £500,000

March House occupies one of the most desirable settings on the River Tamar, enjoying a first-class position within the highly sought-after village of Cargreen. With its sweeping south-facing garden running directly down to the waterfront, the property offers an exceptional opportunity to embrace a rare lifestyle in the Tamar Valley, an Area of Outstanding Natural Beauty. The combination of riverside living, a thriving village community, and superb access to the surrounding countryside and coastlines makes this an outstanding location for both permanent living and weekend retreats.

On the ground floor, a welcoming hallway leads to a cloakroom and useful under-stair storage. At the front of the property is a modern fitted kitchen, thoughtfully designed with ample storage and workspace. The heart of the home is the impressive open-plan lounge and dining room, a beautifully bright space where wide glazed doors frame far-reaching views over the garden and river beyond, which also benefits from Underfloor Heating. This room offers the perfect balance of comfort and entertaining space, with a seamless connection to the outdoors. To the side, a full-length garage provides secure parking and excellent storage, with potential for conversion subject to requirements.

The first floor provides four well-proportioned bedrooms. The principal bedroom enjoys wonderful garden and river views, while the remaining bedrooms offer flexibility for family, guests, or home working. One of the bedrooms includes a mezzanine level with its own staircase rising directly to the loft room above, creating an exciting and versatile arrangement. A family bathroom, separate WC, and a useful utility area serve this floor, while French doors from the landing open onto a wide balcony, perfectly positioned to capture the south-facing outlook across the water.

The top floor is arranged as a large loft room, accessed via the mezzanine staircase from the first floor. This space is ideal as a studio, playroom, additional bedroom, or creative workspace, with scope to adapt to a variety of lifestyles.

The rear garden is one of the most compelling features of March House. Laid mainly to lawn and bathed in southerly light, it stretches directly down to the waterfront, offering private river access and uninterrupted views. Whether used for family recreation, entertaining, or simply enjoying the peaceful riverside setting, the garden provides a truly exceptional lifestyle opportunity.

Cargreen is a vibrant and welcoming riverside village, set within a designated conservation area on the edge of the Tamar Valley Area of Outstanding Natural Beauty. Surrounded by lush countryside, ancient woodlands, and scenic walking trails, the village is particularly popular with sailing and boating enthusiasts. At its heart lies the thriving Cargreen Yacht Club, which offers deep-water moorings, a slipway, dinghy park, visitor facilities, and a friendly clubhouse hosting regular social events. As a Royal Yachting Association Training Centre, it also runs sailing courses and a cadet programme, making it ideal for families and seasoned sailors alike.

The community itself includes a primary school, church, and a range of year-round activities, with the renowned St Mellion Jack Nicklaus Golf Course and Country Club just under three miles away. The nearby town of Saltash, approximately seven miles distant, provides excellent amenities including independent shops, cafés, restaurants, a Waitrose supermarket, and a mainline railway station with direct services to London Paddington in around three hours and twenty minutes. Families are well catered for with highly regarded local primaries, Saltash Comprehensive for secondary education, and a choice of excellent independent schools including Plymouth College and Mount Kelly in Tavistock.

The location also provides easy access to the spectacular South Cornish and Devon coastlines, with sandy beaches, picturesque estuaries, and dramatic coastal walks all within easy reach. For wider travel, the A38 connects swiftly to Plymouth, Exeter, and the M5, making the area both peaceful and highly accessible.

Cargreen remains one of South East Cornwall’s hidden gems, a place where riverside living, natural beauty, and community spirit come together in perfect harmony.













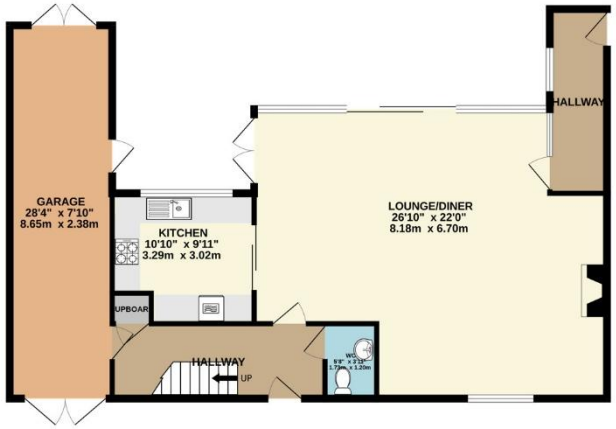




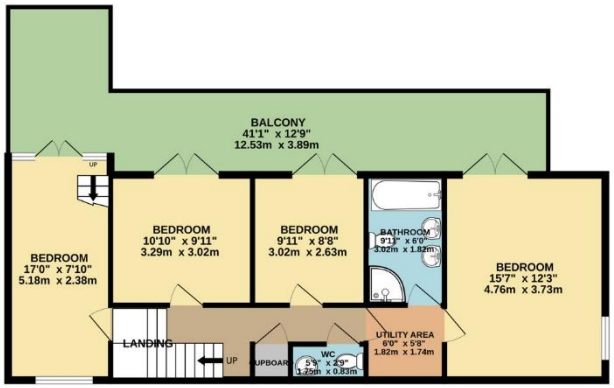


www.langtownandcountry.com

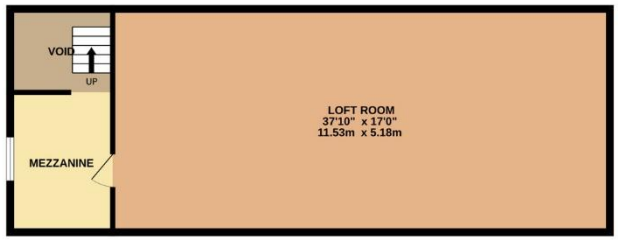
GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR
776 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 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.
Made with Metropix ©2025

Lang Town & Country
6 Mannamead Road
Mutley
Plymouth
Devon
PL4 7AA
Email: waterside@langtownandcountry.com
Tel: 01752 200909

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.