



1 & 2 Tamar Cottages



1 & 2 Tamar Cottages

, Calstock, Cornwall, PL18 9QB

Village Centre 50 yards • Train Station 350 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles • What3

A fantastic opportunity to acquire two neighbouring properties suitable for conversion into one Georgian home subject to any necessary consents or approvals. Within a stone's throw of the river Tamar, with spacious, three-storey accommodation and an enclosed courtyard.

- Numbers 1 & 2 Available as a Pair
- Grade II Listed, Attached House
- A Chance to acquire the Full Freehold
- 4 Bedrooms (3 Large Doubles)
- 3 Bathroom/Shower Rooms
- Courtyard to the Rear
- River Views
- No Onward Chain
- Freehold
- Council Tax Band: A & C

Guide Price £299,950

SITUATION

This beautiful period home 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 some wonderful views of the river itself from every room. All local amenities and facilities, including the village's train station and public quay, are immediately at hand. Calstock has an active arts and musical community and regularly hosts live music events and art shows. Those with an interest in sailing or other waterborne pursuits, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. The River Tamar Walkway and Wetland Project, and various other footpaths, walks and trails are within close proximity, including to Cotehele House and Estate, a notable local National Trust property. The Tamar Valley Area of Outstanding Natural Beauty (AONB), the village of Gunnislake is 2 miles away whilst the thriving market town of Tavistock is just 7.5 miles away to the northeast.

DESCRIPTION

This handsome Georgian home is offered to market, chain-free. Understood to date to the late 18th Century, the property was originally constructed as a single dwelling and a rare opportunity to acquire the two properties together has arisen, No.1 and No.2 Tamar Cottages, currently arranged as a three-bedroom dwelling and a one-bedroom dwelling respectively. The properties could easily be reconnected internally and are offered for sale as a pair, providing flexible accommodation with scope for a variety of uses, subject to any necessary consents or approvals. Both properties are currently subject to flying freeholds; however purchasing the freehold of both would eliminate this.



ACCOMMODATION

No.1 Entering the property, you step into a spacious sitting room featuring characterful bay windows to either side of a former doorway, along with an attractive fireplace recess suitable for a wood burner. A step leads up to the kitchen, positioned at the rear of the house, which incorporates a spiral staircase rising to the first floor. On the first-floor landing, the bathroom is situated to the left and is fitted with a bath and electric shower over. At the end of the landing is a well-proportioned double bedroom, enjoying lovely views and benefitting from a charming disused open fireplace.

No. 2 The accommodation is accessed on the ground floor into a hallway with flagstone slate flooring, from where there are doors to the kitchen/dining room and the shower room, plus stairs to the first floor with a useful under-stair storage area. The well-appointed kitchen is equipped with a good range of cupboards with solid timber worktops over, incorporating an integral fridge, wide Smeg oven and Die Dietrich 4-ring induction hob with stainless steel extractor hood over, and features a multi-pane bay window overlooking the river. The shower room comprises stylish contemporary fixtures, including a fully tiled shower enclosure, and would also double as a useful storage space for bikes, wetsuits or paddleboards. At first floor level, the living room contains a log-burner on a slate hearth and there is fitted shelving set into the exposed stone alcoves either side. Doors from the living room leads out to the courtyard area. Adjacent to the living room is a small third bedroom which may be more usefully employed as a study or home office. Ascending to the second floor, there are two very large double bedrooms and a family bathroom, fitted with a traditional white 3-piece suite including a timber-panelled bath. Each of the rooms on the first and second floors enjoys an elevated view of the river Tamar through multi-pane sash windows, with the bedrooms and living room additionally benefitting from traditional window seats.

OUTSIDE

The enclosed, decked courtyard can be found off the living room at first floor level. It provides invaluable private space for a morning cup of tea, evening glass of wine or somewhere to dine al fresco.

SERVICES

Mains water, electricity and drainage are connected, with central heating via an electrical boiler in No.2 (Please note that there is no central heating in No.1)

Superfast broadband is available. Mobile voice/data services are limited through three major providers (Source: Ofcom's online service checker.) Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTES

1. There is no dedicated parking with the property but Calstock's sizeable, free public carpark is 50 yards away.
2. The contents of No.2 is available by negotiation.

VIEWING AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. the What3words reference is [///liked.safest.glossed](#). 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.



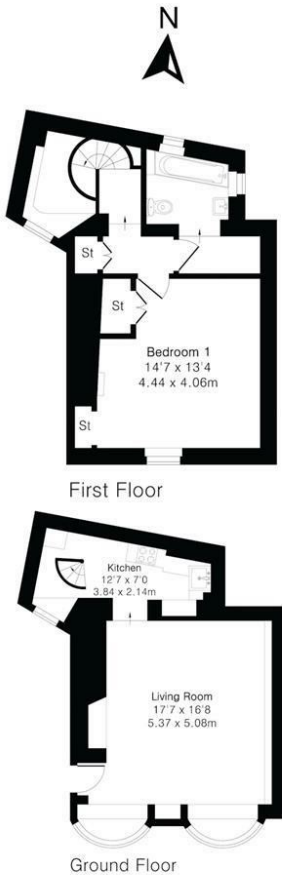
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			38
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bedford Square, Tavistock,
Devon, PL19 0AH

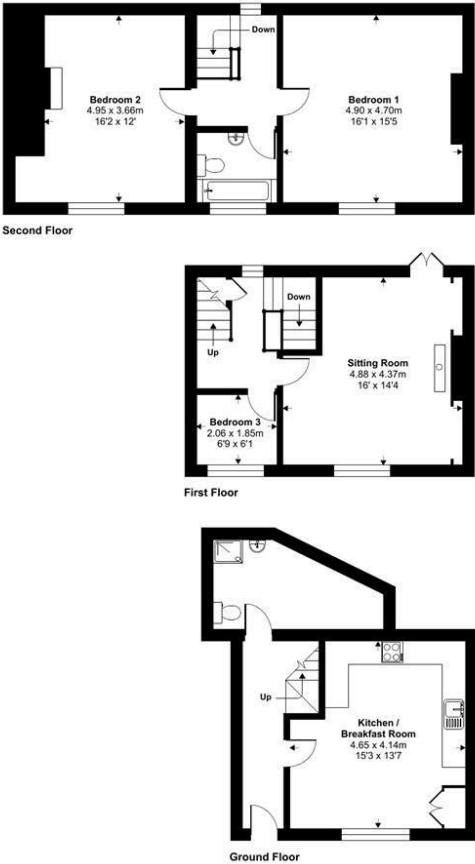
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Approximate Gross Internal Area 796 sq ft - 74 sq m
Ground Floor Area 443 sq ft - 41 sq m
First Floor Area 353 sq ft - 33 sq m



Approximate Area = 1377 sq ft / 127.9 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©incheom 2023. Produced for Stags. REF: 980156