



Prospect House

Prospect House, Higher Kelly, Calstock, PL18 9QZ



SITUATION

Prospect House is situated in a desirable position within the historic village of Calstock, renowned for its picturesque riverside setting and beautiful surrounding countryside. The property enjoys an elevated position with far-reaching views across the River Tamar and towards Devon. Calstock provides a range of local amenities including the renowned Calstock Arts Centre, thriving village hall, social club, pubs, café, primary school and railway station, whilst the nearby towns of Tavistock and Callington provide a wider range of everyday facilities. 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.

DESCRIPTION

Prospect House is a characterful period property arranged over three floors and enjoying beautiful views across the River Tamar and towards Devon. The property has been extensively restored and almost entirely redecorated throughout in Farrow & Ball by the current owners. The accommodation offers a good balance of living and bedroom space, with a well-appointed kitchen, dining room, three bedrooms, bathroom, en suite shower room. There is wood and slate flooring throughout, and excellent storage, together with a pretty tiered rear garden and terrace overlooking the river.

ACCOMODATION

The property is entered via a useful entrance lobby with space for coats and shoes. The inner door opens into the dining area, a good-sized room with a sash window to the front. From here, a doorway leads into the impressive kitchen, fitted with quartz worktops, a range of cupboards and cabinets, fridge, microwave, Bosch oven, induction hob and extractor, together with a large central island incorporating a sink, Bosch dishwasher, freezer and additional storage. An attractive fireplace and further built-in storage complete the room, whilst double doors open onto a Juliet balcony enjoying outstanding views across the River Tamar and towards Devon, as well as views

over the tiered rear garden. A staircase rises from the kitchen to the second floor, where there is a generous double bedroom with a large sash window to the front, a beautifully restored bathroom with bath, WC and wash hand basin, and bedroom 3 currently used as a study, enjoying views across the river and countryside. From the dining area, a further staircase descends to the ground floor, where there is a sitting room with attractive flagstone flooring, a stable door opening onto the rear terrace, floor-to-ceiling window, wood-burning stove and excellent storage. A few steps lead to a further good-sized double bedroom with an en suite shower room, with plumbing for a washing machine, and attractive floor-to-ceiling tiling. There is a part-boarded loft with electric light and a pull-down ladder. The accommodation has been tastefully restored and recently decorated almost throughout, with Farrow & Ball finishes found throughout the property. Some additional household items are available by negotiation.

OUTSIDE

The property is approached from the front with a side gate and steps leading down to the rear garden. The rear garden is arranged over a number of levels and enjoys an exceptional outlook across the River Tamar. Immediately outside the ground floor is a pretty terrace area, from which the garden continues down through two further tiers. The garden is attractively landscaped with slate paving, established flower beds, pots, mature shrubs and a variety of plants, creating a private and colourful outdoor space. The elevated position provides wonderful views and a particularly attractive setting in which to enjoy the garden.

SERVICES

Mains water, electricity and drainage are connected with oil-fired central heating. Superfast broadband is available. Mobile voice/data services are available (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

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

A beautifully restored and thoughtfully presented period home enjoying an exceptional position in Calstock, with stunning views across the River Tamar and towards the Devon countryside.

- Beautifully Restored Period Home
- 3 Bedrooms
- Arranged Over 3 Floors
- Spectacular River Tamar Views
- Landscaped Tiered Gardens
- Juliet balcony
- Extensive fitted storage
- Bespoke kitchen with island
- Freehold
- Council Tax Band: C

Guide Price £450,000

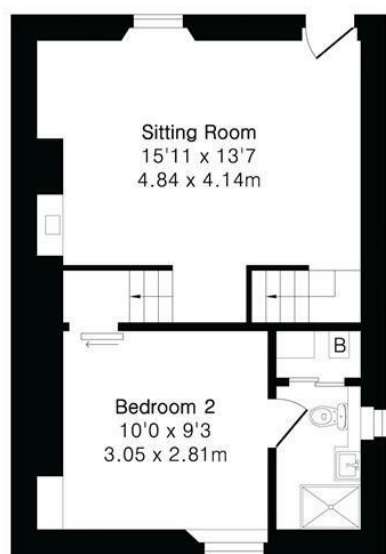


Approximate Gross Internal Area 1211 sq ft - 112 sq m

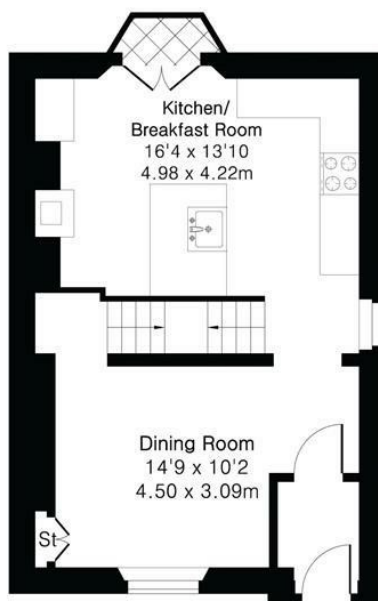
Lower Ground Floor Area 403 sq ft – 37 sq m

Ground Floor Area 405 sq ft – 38 sq m

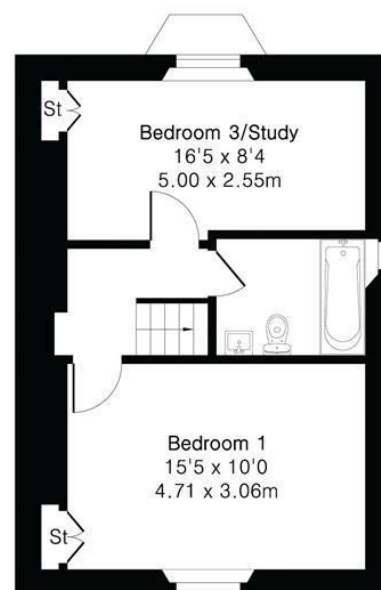
First Floor Area 403 sq ft – 37 sq m



Lower Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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