



7 Coombe Lane, Cargreen, Saltash, Cornwall, PL12 6PB



Offers Over £500,000



Occupying a sought-after position within the heart of Cargreen, one of South East Cornwall's most desirable riverside villages, this substantial detached home offers an exceptional blend of space, versatility and lifestyle. With five bedrooms, generous reception rooms, a detached garage and a private roof terrace, the property is perfectly suited to modern family living whilst enjoying all the benefits of this thriving waterside community.

An entrance hall welcomes into the property and leads through to the principal living accommodation. At the heart of the home is a spacious sitting room, providing an excellent hub for everyday family life and entertaining alike. Adjacent to this, the kitchen serves as a practical and well-placed central space, while a separate dining room offers the ideal setting for family meals and more formal occasions.

The ground floor accommodation is particularly adaptable, comprising three bedrooms served by a family bathroom and separate cloakroom. The fourth bedroom is equally suited to use as a home office, study or hobby room, allowing the layout to adapt to a variety of requirements. This flexible arrangement also creates the option for predominantly single-storey living if desired.

Occupying the first floor is an impressive principal bedroom, enjoying a private position away from the main accommodation. French doors open directly onto a roof terrace, creating a peaceful retreat and a wonderful spot to enjoy the surroundings.

Outside, the property continues to impress with a detached garage and adjoining utility room, providing excellent practical space for storage, workshops, hobbies or outdoor pursuits. The arrangement complements the flexibility of the accommodation and enhances the property's appeal for a wide range of buyers.

Life in Cargreen is one of the property's greatest attractions. Set within a designated conservation area on the edge of the Tamar Valley National Landscape, the village enjoys a thriving community spirit and an enviable riverside setting. The renowned Cargreen Yacht Club sits at the heart of village life, offering sailing facilities, deep-water moorings and an active social calendar, while the Memorial Hall hosts a wide range of activities and community events throughout the year.

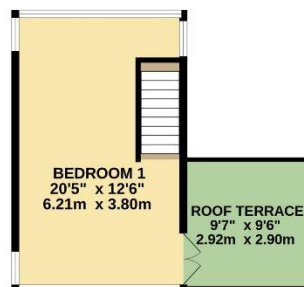
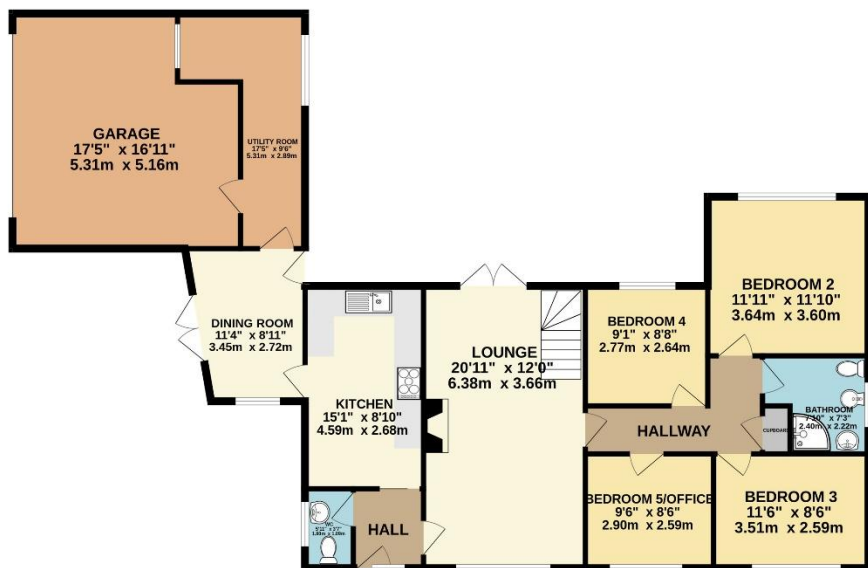
Surrounded by beautiful countryside, ancient woodland and the waters of the River Tamar, Cargreen offers an outstanding lifestyle for those who enjoy the outdoors. Despite its peaceful setting, the village remains conveniently connected, with Saltash providing a wide range of amenities, a mainline railway station and easy access to Plymouth, the A38 and beyond.

Combining generous and adaptable accommodation with one of South East Cornwall's most sought-after village locations, this is a rare opportunity to secure a substantial detached home in a truly special riverside community.



To view this property call Lang Town & Country Estate Agents on **01752 56000**.





TOTAL FLOOR AREA : 1678 sq.ft. (155.9 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.

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