

SCOTT
PARRY

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PRIMROSE COTTAGE CARGREEN, SALTASH, PL12 6PA

PRICE GUIDE £265,000





Quintessential Cornish Cottage with pretty gardens in this charming riverside village setting. About 692 sqft, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Bedrooms, Bath/Shower Room, Enclosed Garden.

CARGREEN YACHT CLUB 350 YARDS, SALTASH 6 MILES, WHITSAND BAY 12 MILES, PLYMOUTH 10 MILES

LOCATION

Primrose Cottage lies in a prized and established residential setting, close to the waters edge.

This charming riverside village would have been a hive of activity in Victorian times with the wide and sheltered waters of the River Tamar being used as a busy thoroughfare transporting agricultural goods to Plymouth.

Cargreen has a yacht club with deep water moorings available on the River Tamar, a primary school at Landulph Cross and a community hall. The Landulph peninsula is one of the regions most scenic positions. The Tamar Valley was granted World Heritage Status in 2006 and is an Area of Outstanding Natural Beauty. The waters of Plymouth Sound lie about 7 miles to the south by boat. In addition there is a public slipway suited for launching small boat, kayak & paddle-board launch only a few minutes walk away, children's play park and sports field and an under fives pre-school.

Additional recreational facilities can be found at St. Mellion International Golf Resort. The waterside town of Saltash, includes a Waitrose store on its northern outskirts. Plymouth is accessible via the A38 and provides a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth - London Paddington 3hrs).



DESCRIPTION

Primrose comprises a terraced cottage of charm and character with lovely enclosed rear garden. The cottage benefits from full double glazing and LPG gas central heating.

The accommodation extends to about 692 sq ft and briefly comprises - GROUND FLOOR - Stable type entrance door to 15' Sitting/Dining Room having a feature open fireplace with Clearview wood burner and stone surround - 15' Kitchen/Breakfast Room - Laundry/Rear Porch - FIRST FLOOR - 2 Bedrooms - Bathroom with bath and separate shower cubicle.

OUTSIDE

The garden lies to the rear and is enclosed with a pedestrian gate providing convenient service access from Hodders Way. The garden is well established with lawn and mature flower and shrub beds and a gravelled seating area. In addition there is an apple tree, stone built outhouse and a garden shed.

EPC RATING - G, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL12 6PA - the property will be found on the left hand side when approaching the waterside area.

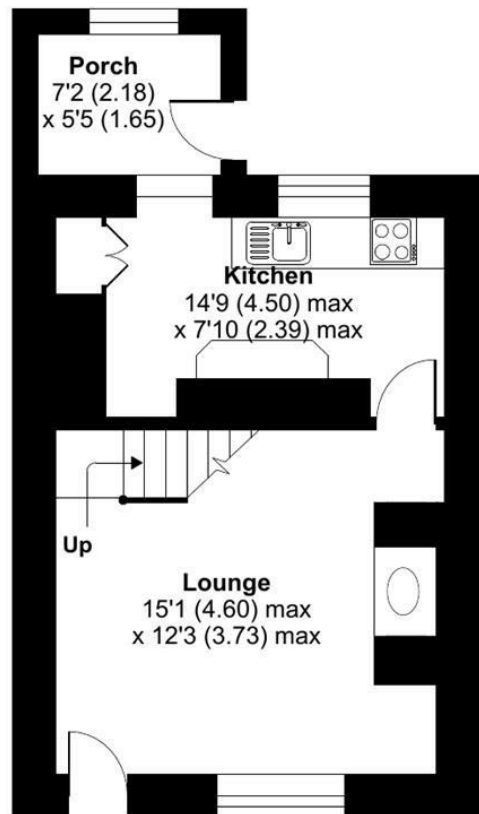




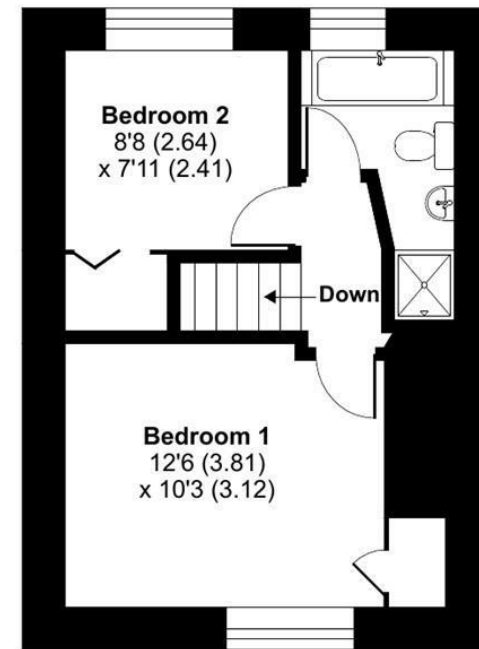
Cargreen, Saltash, PL12

Approximate Area = 692 sq ft / 64.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1381141

These particulars should not be relied upon.