

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

STRETFORD CHURCH LANE, CARGREEN, SALTASH, PL12 6NS

GUIDE PRICE £342,500





Only 500 yards from Cargreen waterfront, a detached south facing bungalow in need of some improvement and set within large gardens. About 941 sq ft, 19' Kitchen/Dining Room, 15' Sitting Room, 3 Bedrooms, Bathroom, Driveway Parking, Garage, Large Rear Garden.

CARGREEN YACHT CLUB 500 YARDS, SALTASH 6 MILES, WHITSAND BAY 12 MILES, PLYMOUTH 10 MILES

#### LOCATION

Stretford 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

Stretford comprises a detached south facing bungalow in a prized village setting close to the beautiful waterfront areas of Cargreen. The property has double glazing and will benefit from some improvement to a contemporary standard.

The accommodation extends to about 941 sq ft and briefly comprises - Shallow Verandah with entrance door to Reception Hall - 15' Sitting Room with fireplace and picture window with lovely views - 19' Kitchen/Dining Room with Rayburn range - 15' Principal Bedroom - 2 Further Bedrooms - Bathroom - Lobby.

## OUTSIDE

Driveway parking to garage with store and wc. Lawned south facing front garden with various shrubs. Very large rear garden with garden shed, the rear garden is uncultivated and presents fantastic opportunities for the creative gardener with ample space for a kitchen garden etc.

EPC RATING - E, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity and private drainage.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6NS



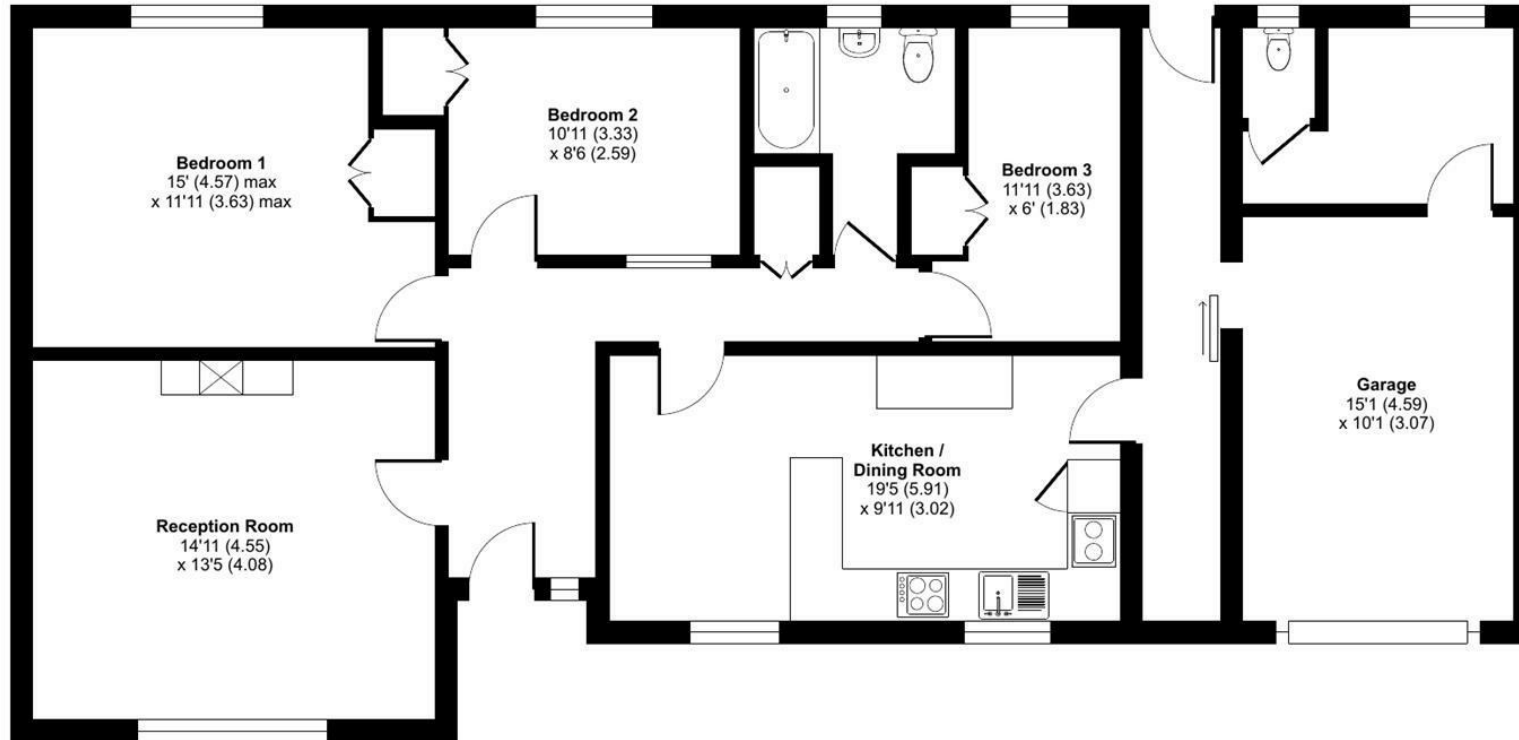




# Stretford, Church Lane, Cargreen, Saltash, PL12

Approximate Area = 941 sq ft / 87.4 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 1164 sq ft / 108.1sq m

For identification only - Not to scale



GROUND 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: 1346131

These particulars should not be relied upon.