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Freehold : Council Tax Band A
EPC Rating D

Riverside Cottages, Forder

BELVOIR!

£189,950



Key Features

> Charming riverside cottage in picturesque Forder

> Approx. 300 years old with character throughout

> Beautiful creek-side setting

> Easy access to Saltash and Plymouth

> SouthWest-facing conservatory with water views

A rare opportunity to acquire a truly enchanting riverside cottage in one of the most picturesque and sought-after creekside locations.
Tucked away in the idyllic hamlet of Forder, this beautifully maintained home enjoys a peaceful setting that feels a world away,yet remains conveniently close to Saltash and the City of Plymouth.
Offered to the market with no onward chain, it is ready for immediate enjoyment.
Believed to be approximately 300 years old, the property is rich in charm and character, effortlessly combining period appeal with modern comforts. A pretty front garden provides an inviting first impression, leading into a warm and welcoming interior.
The accommodation comprises a cosy living room with a feature electric fire, a quaint cottage-style kitchen, and a bright south/west-facing conservatory overlooking the creek - the perfect place to relax and take in the tranquil surroundings.
There is also a modern shower room and a well-proportioned double bedroom with fitted wardrobes.
A particular highlight is the versatile outdoor garden room/annex. Fully insulated and double glazed, it is currently used as a home office/music room, offering flexibility for a range of uses. The space also incorporates a useful utility area with WC and sink, along with a hatch providing access to a superb roof terrace - an ideal spot to enjoy the sunshine.









The roof has been reinforced, and there is expired planning permission for a second storey, offering exciting potential for future enhancement, subject to the necessary consents.

This unique and characterful home presents an exceptional lifestyle opportunity in a truly stunning waterside setting, perfect for those seeking charm, tranquillity and convenience in equal measure.

Riverside Cottages sit along the waterside in Forder, so you can enjoy fabulous views of the creek and of course the beautiful surrounding character properties. Within Forder, there is a tremendous sense of community spirit, with annual fetes, which are held alongside the creek, where everyone gets involved. Along with the Forder Community and Conservation Association, all residents are more than welcome to participate and join in with various other activities that are organised throughout the year. Of course, if you are a boat owner, then you will have priority in securing a water mooring! The property offers the chance to enjoy the peaceful village life that Forder provides.

Forder sits on the edge of the Forder Creek and the River Lynher, with attractive waterside walks and access to local countryside close by. The property is a short drive from Saltash town centre, where you will find supermarkets, independent shops, cafes and essential services, along with further leisure and recreational amenities.

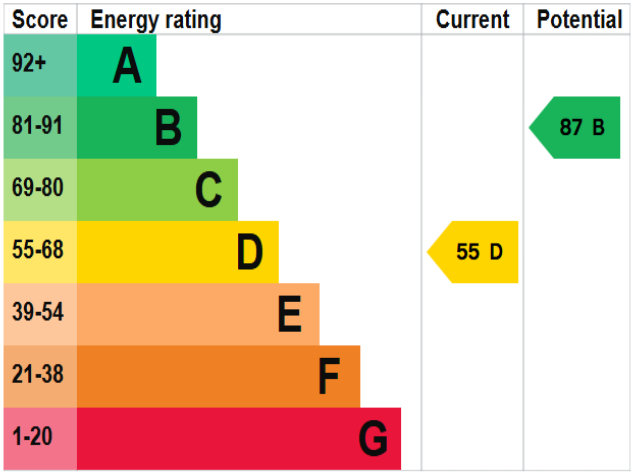
Saltash offers several primary and secondary schools, as well as healthcare and community facilities, making the wider area suitable for buyers looking to be part of an established town with good day-to-day infrastructure.

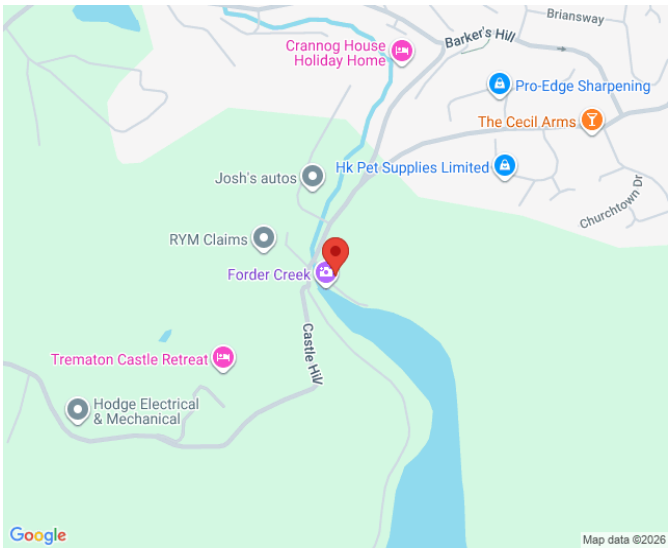
For public transport, Saltash railway station provides services towards Plymouth, which can typically be reached in under 15 minutes by train, and onward routes towards Exeter, Cornwall and beyond. Road connections are available via the A38, giving access to Plymouth across the Tamar Bridge and to wider Cornwall in the opposite direction.

The surrounding area includes green spaces and riverside locations suitable for walking and outdoor activities, while Plymouth's larger retail, cultural and employment centres are accessible by car or train. This terraced property therefore combines a village-style location with connections to nearby town and city amenities.



Total area: approx. 54.6 sq. metres (587.2 sq. feet)





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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