



4  3  4 

**Freehold : Council Tax Band C
EPC Rating B**

Church Lane, Cargreen

BELVOIR!

Guide price £700,000



Key Features

- > Spectacular panoramic views across the River Tamar & surrounding countryside
- > Substantial detached home offering approximately 2,520 sq ft of versatile accommodation
- > Stunning full-width balcony enjoying the incredible river outlook
- > Spacious contemporary kitchen/diner with adjoining light-filled reception area

*** SIMPLY BREATHTAKING VIEWS! ***

A truly special detached family home occupying a wonderful position in the highly sought-after riverside village of Cargreen, enjoying spectacular panoramic views across rolling Cornish countryside and towards the River Tamar!

Wadavers is an impressive and wonderfully individual home offering exceptionally spacious and versatile accommodation, but it is undoubtedly the setting that makes this property so memorable. The breathtaking outlook can be enjoyed from numerous rooms, while extensive glazing across the rear of the property creates a fantastic connection between the house, gardens and surrounding countryside.



One of the real highlights is the fabulous living space, where large windows and sliding doors frame the incredible views and open directly onto a superb full-width elevated balcony. This creates a wonderful spot for morning coffee, summer entertaining or simply sitting back and watching the ever-changing countryside and Tamar landscape!

The spacious kitchen/diner provides a fantastic heart to the home, featuring an extensive range of contemporary units, generous worktop space and a large breakfast bar, while opening through towards another beautiful light-filled reception area. With vaulted ceilings, rooflight and glazing on three sides, this gorgeous room is an amazing place from which to enjoy the outlook throughout the seasons.

Offering exceptional flexibility across its two levels, the lower floor adds an entirely different dimension to the home. A superb and incredibly versatile family room extends to approximately 30ft in length, providing fantastic additional living space and enjoying its own direct access onto the garden. Equally suited as a substantial family/games room, guest accommodation or additional bedroom, it sits alongside a further generous double bedroom with en-suite facilities. There is also an exceptionally useful large basement incorporating extensive storage/workshop space, a utility area and separate larder. Completing this level is a completely separate home office with its own external entrance, creating a fantastic dedicated workspace and making it particularly appealing to anyone who works from home or occasionally receives clients without them needing to enter the main living accommodation.



Wadavers also has some impressive eco credentials. The property is heated via a vertical borehole ground-source heat pump and benefits from owned solar panels together with a more than cost balancing Feed-in Tariff, combining modern energy-conscious technology with the comfort and space of a substantial family home. Outside, the property continues to impress. The beautifully established gardens provide extensive lawns, mature trees, shrubs and hedging, creating a wonderfully peaceful and private environment. To the front is a particularly generous lawned garden together with an extensive gravelled driveway providing ample off-road parking, a single garage and covered carport.

The gardens and outdoor spaces offer numerous places to relax and entertain, but the full-width balcony overlooking the surrounding landscape is undoubtedly something special, providing a front-row seat to some truly spectacular Cornish scenery and views towards the River Tamar.

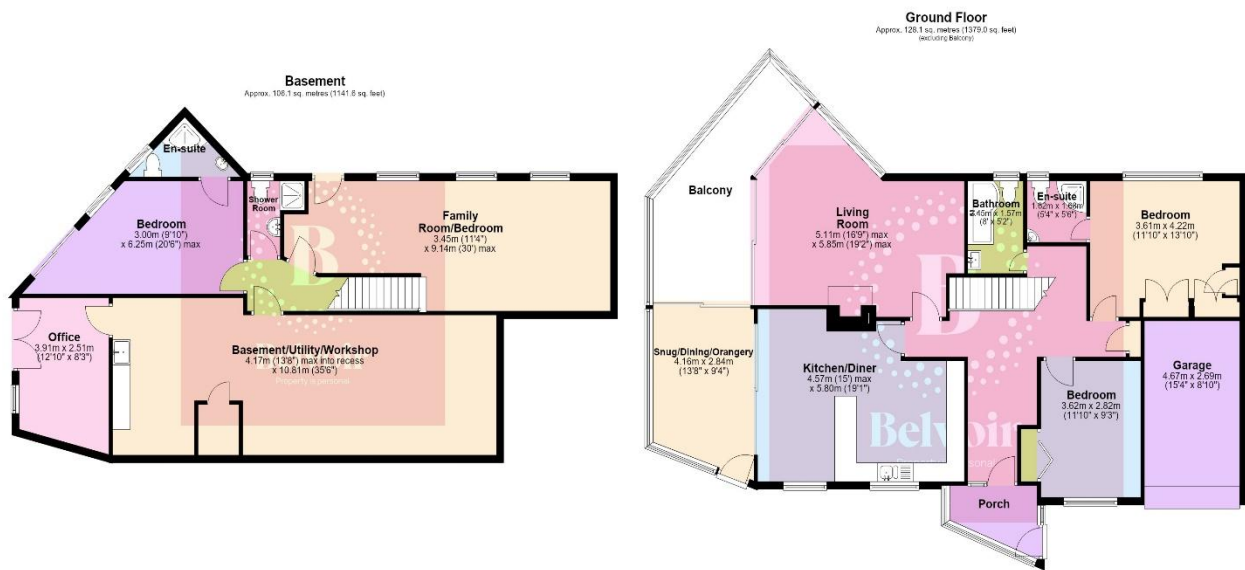
Properties combining this amount of accommodation, generous grounds, excellent parking, energy-efficient technology and such an outstanding outlook rarely become available. Wadavers really does need to be seen to fully appreciate both the home and its magnificent setting.



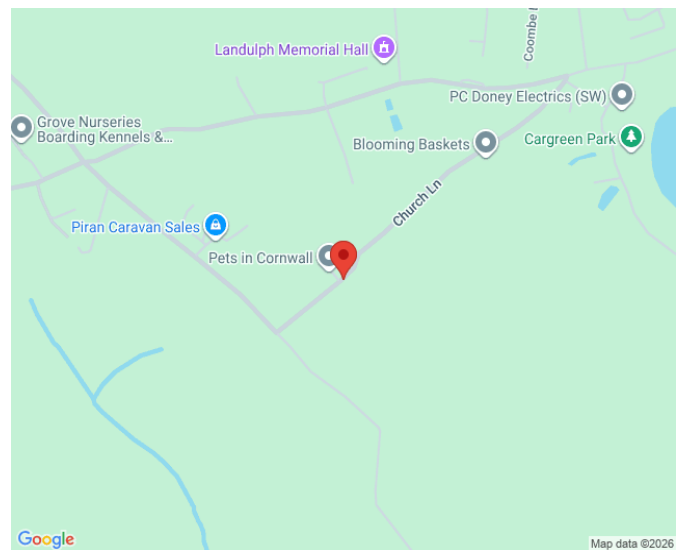
Offered at £700,000 - call today to arrange your viewing!

Located in the sought-after riverside village of Cargreen within the parish of Landulph, the property enjoys a truly idyllic setting surrounded by rolling countryside, farmland and equestrian facilities. Just a short walk away, the village quay offers stunning views across the River Tamar towards the Devon countryside, with scenic riverside walks right on your doorstep. The village also benefits from 2 recently developed community orchards/park areas and village hall with regular events, nearby yacht club, public slipway for kayaks and paddleboards, children's park, playing field and even a charming telephone box book exchange, all contributing to the warm and welcoming community atmosphere.

Despite its tranquil location, the property remains conveniently positioned for access to Saltash, approximately five miles away, and Callington around seven miles away, with everyday amenities including Waitrose, Lidl and Saltash train station all within easy reach. Whether you are searching for a peaceful countryside retreat, a first home or a charming Cornish escape, this lovely home offers a fantastic opportunity to enjoy village life at its very best. Wadavers is an exceptional proposition for those seeking space, scenery and a more relaxed way of life without feeling isolated.



Total area: approx. 234.2 sq. metres (2520.6 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.

Contact us today to arrange a viewing...

BELVOIR!

belvoir.co.uk/offices/plymouth

01752 850440