

STAGS

Sowenna







Sowenna,

Lower Kelly, Calstock, Cornwall, PL18 9RY

Calstock Boat Yard 200 Yards • Train Station (on foot) 0.5 miles • Calstock Centre (inc. Public Slipway/Pontoon) 0.6 miles • Tavistock 7.5 miles • Dartmoor NP 8.3 miles • Plymouth 20.5 miles

For sale for the very first time, a spectacularly located, bright and versatile waterside home in a pretty valley setting, offering exceptional features for boat owners and sailing enthusiasts, and sizeable, varied gardens.

- Incredible South-facing Riverside Home
- Two Jetties, Dry Dock, Two Moorings
- Level and Tiered Gardens, Two Verandas
- Hugely Popular Village Location
- Freehold
- Spectacular Views Up and Downriver
- Bright and Versatile 3-bedroom House
- Gated Drive and Garage/Workshop
- Close to Amenities and Rail Link
- Council Tax Band: F

Asking Price £900,000

Stags Tavistock

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SITUATION

This fascinating property is located in a glorious, south-facing position on the banks of the River Tamar at Calstock. One of only a handful of properties in the village with direct access to the water, the property enjoys a quite remarkable outlook up and down the river, including a breath-taking view of Calstock railway viaduct. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there is tidal access to Plymouth Sound, approx. 12 nautical miles downriver.

Sitting within the Cornwall and West Devon Mining Landscape - a UNESCO World Heritage Site and conservation area - as well as the Tamar Valley National Landscape (formerly AONB), Calstock is a thriving village with an active arts and musical community, benefitting from a regular, 35-minute train service to the city of Plymouth. With its access to the River Tamar, public quay and mooring facilities, the village is extremely popular with sailing enthusiasts. Within a short walk are The River Tamar Walkway and Wetland Project, a wildlife nature reserve, and various other footpaths and trails, including the National Trust's notable Cotehele House and Estate. Gunnislake, with its fuel station and mini-supermarket, is 2.5 miles away. The desirable market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 7.5 miles away.

DESCRIPTION

This exceptional waterside home is offered for sale for the very first time since its construction in 1995, having been built and solely occupied by our client and their family. The property presents outstanding appeal for sailors, boat owners and those with other interests on the water, uniquely offering two jetties, a pontoon, a dry dock and two owned moorings, providing space to keep and maintain several vessels. There are incredible panoramic views of the river and surrounding landscape from all of the principal rooms, as well as from the gardens, which encompass decked seating areas, a small lawn and a paved terrace, in addition to an extensive tiered garden across the lane, extending to over half an acre in all. The house's bright and airy interior provides 3/4 bedrooms and offers considerable potential for extension or remodelling, subject to any necessary consents. Externally, there is also a garage/workshop and a gated driveway, completing the picture of this spectacular riverside home.

ACCOMMODATION

The house is accessed into a reception hallway with stairs rising to the first floor and useful understairs storage, from where the ground-floor accommodation is comprised as follows: a bright, triple-aspect sitting room centred around an inset log-burning stove, overlooking the river through sliding patio doors to one of two verandas; the kitchen/breakfast room, with a door out to the second veranda; an adjacent, dual-aspect dining room with patio doors to the second veranda, featuring a built-in dresser unit and a serving hatch; a dual-aspect games room, suitable as a home office, hobbies room or fourth bedroom, and; a utility/cloakroom.













The kitchen is fitted with a very good range of cupboards and cabinets incorporating a 1.5-bowl stainless steel sink and drainer. Integrated appliances include a Neff dishwasher, fridge, electric oven and four-ring hob, together with an oil-fired Rayburn providing cooking, heating and domestic hot water.

Off the galleried first-floor landing, which itself has airing and linen cupboards and could serve as a useful study or reading area, there are three double bedrooms, including a very good-sized, triple-aspect principal bedroom enjoying river views and the fully tiled family bathroom featuring both a shower enclosure and a sunken bath. There is eaves storage across the first floor, and the second bedroom has a walk-in wardrobe.

OUTSIDE

A gated, block-paved driveway provides parking for up to four vehicles and leads to the workshop/garage, which could also be adapted for use as a home office. To the side of the house is a low-maintenance garden area and a paved terrace leading onto a small, enclosed lawn, all south-facing. The property benefits from superb boating facilities, including two high-water timber jetties with steps for low-tide access, a graving dock facilitating boat storage and maintenance, two swing moorings and an outdoor WC. In addition, there is a large, part-wooded, tiered garden area situated across the road (see our Location Plan), filled with mature, colourful shrubs and wildflowers, creating a haven for wildlife. Historically used as a market garden, it offers potential for terracing to grow fruit and vegetables. At the top of the site is a timber summerhouse.

SERVICES

Mains water and electricity. Oil-fired central heating via the Rayburn. Private drainage via a sewage treatment plant. Ultrafast broadband is available. Good mobile voice/data services are available with O2, Three and Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

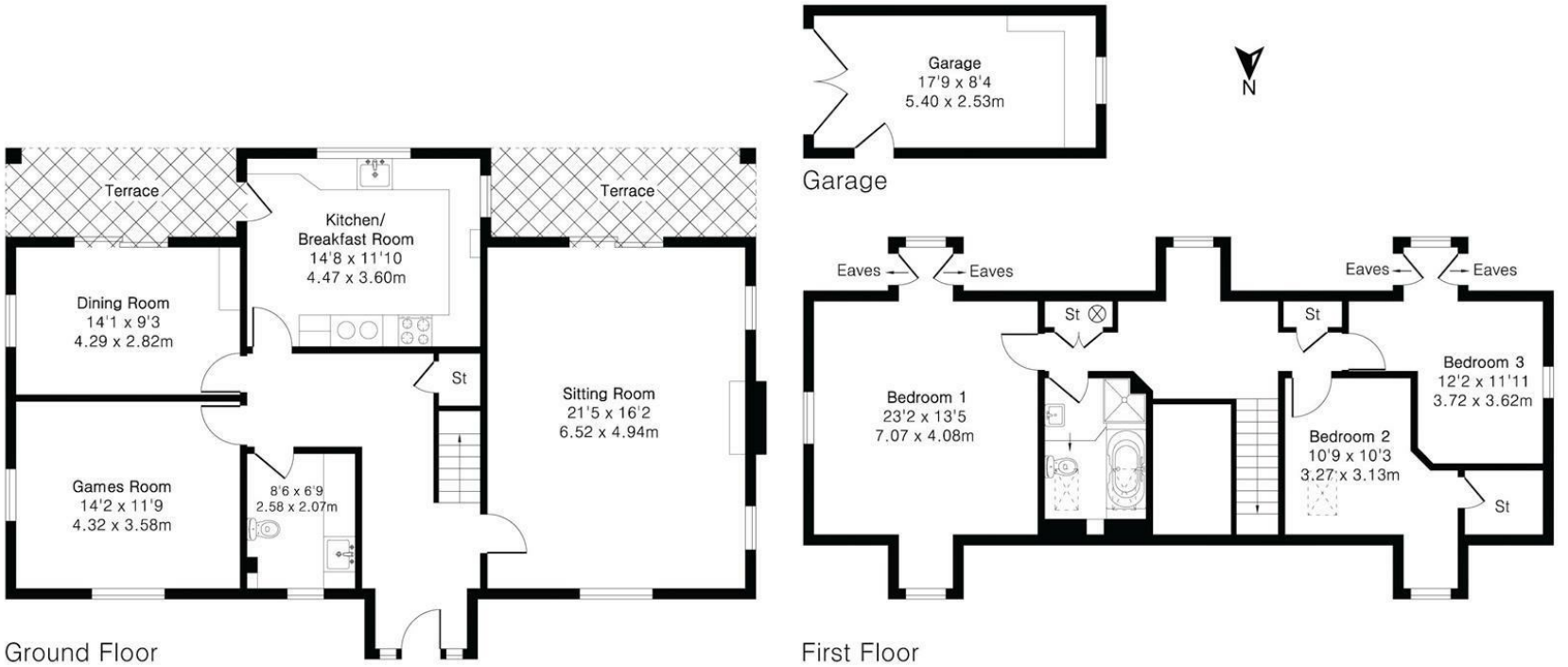
AGENT'S NOTES

1. The property is described on the Gov.uk risk checker as having a "High" flood risk, however the site has never flooded during our client's family's ownership of some 70 years.
2. The Tamar Valley is well-known for its history of metalliferous mining. There are no known mine workings or features affecting this property.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendor's sole agent, Stags. The What3words reference is ///cabbies.inform.spray. For detailed directions, please contact the office.

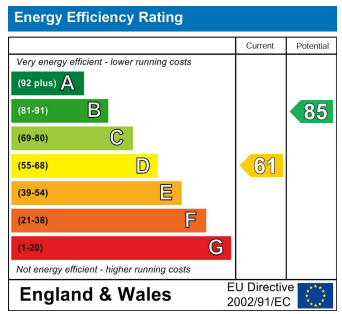
Approximate Gross Internal Area 1961 sq ft - 183 sq m
(Including Garage)
Ground Floor Area 1085 sq ft – 101 sq m
First Floor Area 729 sq ft – 68 sq m
Garage Area 147 sq ft – 14 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.


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