



Bounds Cottage



Saltash 7 miles. Plymouth City Centre 14 miles. St Mellion 3 miles. A38 6 miles

Bounds Cottage is a charming, chain free, semi-detached cottage situated in a sought after, Riverside Cornish Village, just a short drive away from the towns of Callington and Saltash.

- River Views
- Riverside Village Location
- Nearby Sailing Club with moorings available
- Character Cottage Home
- Garage & Parking
- Three bedrooms
- Viewing Recommended
- Well Maintained Throughout
- Freehold
- Council Tax Band C

Guide Price £350,000

LOCATION

Situated within the sought after village of Cargreen which is dominated by its beautiful frontage to the river Tamar with deep navigable waters. This charming village is set well away from busy roads and the area is particularly popular with boating enthusiasts. The River Tamar is tidal and the waters continue upstream for a distance of about 9 miles and downstream to the waters of Plymouth Sound. This particular part of the Tamar Valley is famed for its mild climate and natural outstanding beauty. The village has a bustling community and boasts a primary school and Church. For great recreational facilities Cargreen Yacht Club, is within walking distance and is a social hub as well as a sailing Mecca, also the renowned St Mellion Golf & Country Club is less than 3 miles away. Saltash is approximately 7 miles away and provides a wide range of facilities including a railway station and a Waitrose. Access to Plymouth is via the A38 placing the M5 at Exeter within about a 50 minute normal driving time.

DESCRIPTION

A most attractive semi-detached cottage with character and charm throughout, the property is ideally situated within the heart of a Cornish riverside village and will lend itself as fulltime residential home or a holiday home. This property is chain free.

ACCOMMODATION

This charming home comprises of an attractive sitting room with a feature fireplace and wood burning stove, dining area off of the attractive shaker style kitchen and a three piece bathroom. A staircase to the first floor gives access to three bedrooms.

OUTSIDE

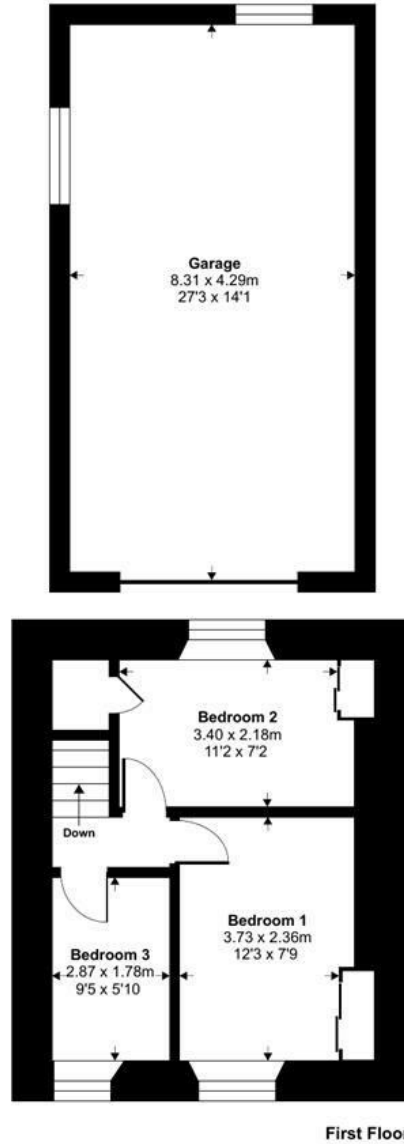
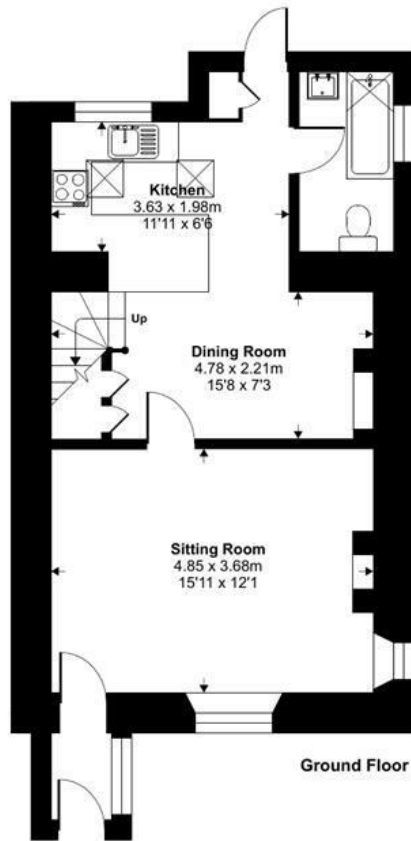
External benefits include a private and enclosed rear garden with a paved patio and access to the front driveway, a garage and adjacent parking.

SERVICES

Mains water, drainage and electricity. Ultrafast "Fibre To The Premises" Broadband (currently approx 100mb, but could be up to 1gb). Cornwall County Council tax band C.



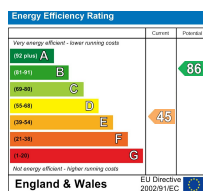
Approximate Area = 824 sq ft / 76.5 sq m
 Garage = 387 sq ft / 36 sq m
 Total = 1211 sq ft / 112.5 sq m
 For identification only - Not to scale



Certified Property Measurer RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Stags. REF: 866108

These particulars are a guide only and should not be relied upon for any purpose.

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