



Tradewinds



STAGS

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Sand Lane, Calstock, Cornwall, PL18 9QX

Village Centre 100 yards • Train Station 250 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles

A captivating 3-bedroom, split-level bungalow occupying an incredible, elevated yet accessible position in the heart of Calstock, enjoying breathtaking views over the River Tamar.

- Spectacularly Positioned Home
- Striking Open-plan Living Area
- Incredible River Views
- Timber Summerhouse & Cellar
- Freehold
- 3 Bedrooms, 2 Bathrooms
- South-facing Terraced Gardens
- Driveway Parking
- Close to Village Amenities
- Council Tax Band: E

Guide Price £499,950

SITUATION

This impressive property is situated in an elevated yet discreet, and hugely convenient position in the heart of Calstock, overlooking the village centre and benefitting from some spectacular views of the River Tamar. All of the village's amenities, including its popular pubs and public quayside, are within just a couple of hundred yards.

Sitting amongst 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, quay and mooring facilities, the village is 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. The desirable market town of Tavistock in West Devon, with its superb range of shopping, recreational and educational facilities, is just 6.5 miles away.

DESCRIPTION

This hugely interesting and essentially unique property was constructed, we believe, in the 1980's and has undergone significant alteration and improvement during our clients' 9-year ownership.



Internally, the property has been transformed through the creation of a very striking and impressive open-plan living area which has been designed to maximise the incredible views across the River Tamar and the provision of natural light. Externally, the bungalow is surrounded by some thoughtfully landscaped, Mediterranean-style terraced gardens which offer a surprising level of privacy and shelter, and again take full advantage of the incredible views. The property is complete with a driveway and other notable features include a detached timber summerhouse and a storage cellar. This is a fascinating, one-of-a-kind home which should be viewed to be truly appreciated.

ACCOMMODATION

The property is accessed beneath a covered veranda directly into the open-plan reception room, which takes full advantage of the spectacular southerly views.

The accommodation is then comprised as follows: a sitting area centered around a log burning stove, with sliding doors to the front terrace and separate patio doors to the side terrace; the kitchen and dining area, which is equipped with a good range of contemporary units with quartz worktops incorporating a 1.5-bowl, stainless steel sink and with integrated AEG appliances including a 4-ring induction hob and extractor over, double oven, dishwasher and fridge-freezer; a separate utility room; on the upper ground floor, a dual-aspect master double bedroom enjoying a wonderful view of the river, with fitted wardrobes and a well-appointed en-suite shower room; an adjacent study/boot room; two further, lower ground floor double bedrooms with fitted wardrobes, of which one overlooks the river and the other has patio doors to the side garden, and; a tastefully finished, fully tiled shower room with a Mira Sport electric shower.

OUTSIDE

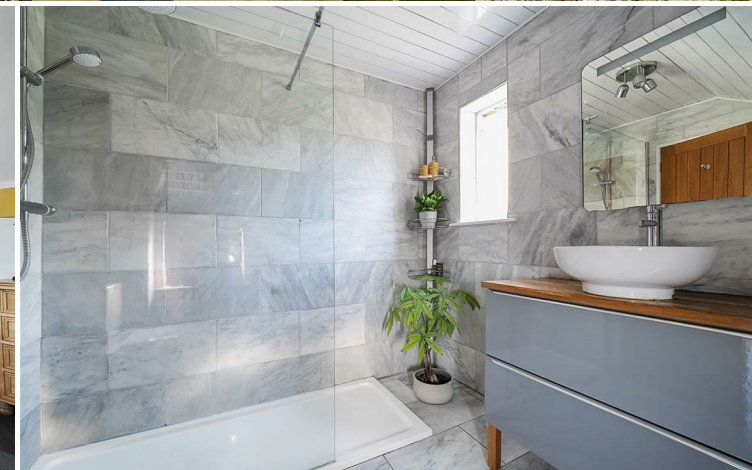
A driveway at street level provides off-road parking for up to two vehicles in tandem. Steps lead up to the Mediterranean-style, terraced gardens which are set out to the front and both sides of the bungalow, perfect for outdoor entertaining and dining, and for enjoying the incredible surrounding views. To one side is a sheltered patio, a wildlife pond and a timber summerhouse with power, lighting and its own covered veranda, which could serve as a home office or hobbies/games room. There is access to a cellar beneath the front veranda which has power and lighting.

SERVICES

Mains water, electricity and drainage. Heating is principally via the log burning stove in the sitting room. There is a night storage heater in one of the bedrooms. Superfast broadband is available and mobile voice/data services are available with O2 and Vodafone. (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

The neighbouring property benefits from a right of way over part of the property's stepped entrance, to access their rear garden.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	30
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

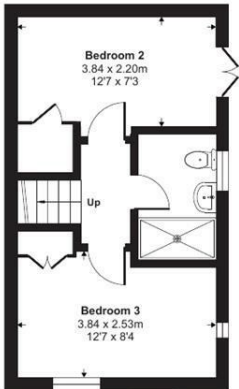
Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

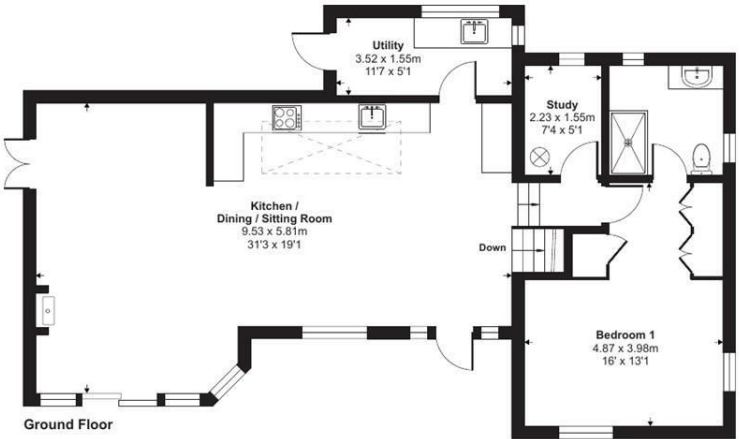
01822 612458



Approximate Area = 1212 sq ft / 112.5 sq m
For identification only - Not to scale



Lower Ground Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1276443