



Appletree House



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Back Road, Calstock, PL18 9QL

Village Centre 150 yards • Train Station 500 yards • Tavistock
Town Centre 7 miles • Plymouth City Centre 20 miles

For sale for the first time in nearly 40 years, this characterful attached period property offers a flexible layout with multiple reception rooms and bedrooms and mature gardens.

- Characterful Attached Cottage
- Period Features
- Well Established Garden
- Close to Village Amenities
- Freehold
- 3 Bedrooms, 2 Bathrooms
- Impressive 2109 sq ft
- Incredible River Views
- First Time for Sale in 40 Years
- Council Tax Band: D

Guide Price £325,000

SITUATION

This period home is located in Calstock. Calstock, forming part of the Tamar Valley National Landscape (AONB), has an active arts and musical community and regularly hosts live music events and art shows. It is also a former inland port on the tidal path of the River Tamar, now enjoyed by sailing enthusiasts who use the quay and mooring facilities, with the village enjoying a good community spirit and a regular, 35-minute train service to the City of Plymouth. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. Within 10 minutes' walk of the house is a wildlife nature reserve, The River Tamar Walkway and Wetland Project, and there are various other footpaths, walks and trails within close proximity, including to Cotehele House and Estate, a notable local National Trust property.

DESCRIPTION

For sale for the first time in nearly 40 years, this characterful attached (at the rear) period property, formed from two cottages combined to create a spacious and versatile home, rich in original features throughout. The accommodation offers a flexible layout with multiple reception rooms and bedrooms, complemented by charming details including sash windows, exposed beams and fireplaces.



ACCOMMODATION

Pippins & Appletree House comprise two character cottages that have been combined to create a well-proportioned and versatile attached home, with Pippins beginning at the point where the connecting porch links the two buildings. The property is entered via a front storm porch with white pillars and stone steps, opening into a spacious entrance hallway with parquet flooring continuing into the principal reception rooms. To the left is the sitting room, featuring a wood-burning stove, a disused bread oven, exposed beams, and a large sash window. This leads through to the connecting porch, a generous and attractive space with flagstone flooring and skylights, which in turn opens into the snug. The snug has pine flooring, two sash windows, an open fireplace, and a useful utility/store room to the rear. A staircase from the snug rises to the first floor of Pippins, comprising a newly renovated bathroom and a bedroom, with the staircase continuing to a further bedroom within the roof space, featuring a skylight. Returning to the Appletree House hallway, the dining room is accessed at the far end, with a large sash window and an adjoining study area, leading through to the galley kitchen fitted with an electric Aga and a rear door opening onto the side garden. Also off the hallway is a downstairs WC with a utility area. Upstairs in Appletree House, the landing provides access to three bedrooms and a family bathroom, fitted with both bath and separate shower, an airing cupboard, and a skylight.

OUTSIDE

The property is accessed via two gated entrances, one located at the bottom of the garden and another at the upper left-hand side. The gardens are well-established, featuring a variety of mature shrubs and plants, together with a greenhouse and an outbuilding. A pathway leads to the front door and continues to the upper right, where a further gate provides access to an additional side garden. Beyond this, the garden extends further to a vegetable patch, positioned just above the school yard.

SERVICES

Mains water, electricity and drainage are connected. Heating is via night storage heaters and the multi-fuel stove in the sitting room, additionally there is an electric Aga in the kitchen. Superfast broadband is available, and mobile voice/data services are available with Three, O2 and Vodafone. (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENTS NOTES

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 vendors' sole agent, Stags. The What3words reference is ///laptop.done.straddled. For detailed directions please contact the office.



IMPORTANT: Stage 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

Rating	Color	Score Range
A	Green	(92 plus)
B	Green	(81-91)
C	Green/Yellow	(69-80)
D	Yellow	(55-68)
E	Orange	(39-54)
F	Red	(21-38)
G	Red	(1-20)

Not energy efficient - higher running costs

Current Potential

63 → 20

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458

