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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE QUILLETT CHURCH LANE, CARGREEN, SALTASH, PL12 6NS

OFFERS IN EXCESS OF £425,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Only 500 yards from the Cargreen waterfront, a unique detached south facing house with River Tamar views offering spacious and versatile accommodation and set within large gardens. About 1832 sqft, 21' Sitting Room, Dining Room, Kitchen, Laundry, 4 Double Bedrooms (1 Ensuite), Family Bathroom, Level Driveway Parking, Garage with EV Point, Large Enclosed Gardens, Balcony and Paved Terrace.

CARGREEN YACHT CLUB 500 YARDS, SALTASH 6 MILES, WHITSAND BAY 12 MILES, PLYMOUTH 10 MILES

#### LOCATION

The Quillett lies in a prized and established residential setting, close to the waters edge. This charming riverside village would have been a hive of activity in Victorian times with the wide and sheltered waters of the River Tamar being used as a busy thoroughfare transporting agricultural goods to Plymouth. Cargreen has a yacht club with deep water moorings available on the River Tamar, a primary school at Landulph Cross and a community hall. The Landulph peninsula is one of the regions most scenic positions. The Tamar Valley was granted World Heritage Status in 2006 and is an Area of Outstanding Natural Beauty. The waters of Plymouth Sound lie about 7 miles to the south by boat. In addition there is a public slipway suited for launching small boat, kayak & paddle-board launch only a few minutes walk away, children's play park and sports field and an under fives pre-school.



Additional recreational facilities can be found at St. Mellion International Golf Resort. The waterside town of Saltash, includes a Waitrose store on its northern outskirts. Plymouth is accessible via the A38 and provides a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth - London Paddington 3hrs).

## DESCRIPTION

The Quillett comprises a detached south facing house of unique architecture and offering well presented versatile accommodation, well suited to family living. The thoughtful design takes full advantage of the fabulous views spanning from the River Tamar in the east across the village environment and the open countryside of the Tamar valley Area of Outstanding Natural Beauty. The property benefits from oil fired central heating and full double glazing (except the front entrance door). The property is offered for sale with no onward chain.

The accommodation is generously proportioned extending to about 1832 sq ft and briefly comprising - GROUND FLOOR - 14' Reception Hall - Cloakroom/WC - 12' Kitchen/Breakfast Room - 12' Dining Room with French doors to garden and opening to 21' Sitting Room with wide folding doors to take advantage of the expansive views and giving access to the 193 sq ft Sun Terrace - 14' Snug/Bedroom 4 - FIRST FLOOR - 19' Principal Bedroom with wide fitted wardrobe and door to 26' Balcony and Contemporary Ensuite Bathroom - 2 Further Double Bedrooms (total 4) - Shower Room/WC.

## OUTSIDE

A level gravel drive provides parking for three cars and leads to the garage with electric door and EV charging point. From here a short flight of gentle steps rises to the garden.

The front garden has a large south facing paved terrace with lovely views and established shrub beds. The large rear garden again has a south aspect and is predominantly laid to lawn with ample space for the creation of a kitchen garden. There are colourful flower and shrub borders and a charming wooded/natural area forms the rear boundary providing a haven for wildlife.

EPC RATING - D, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage.

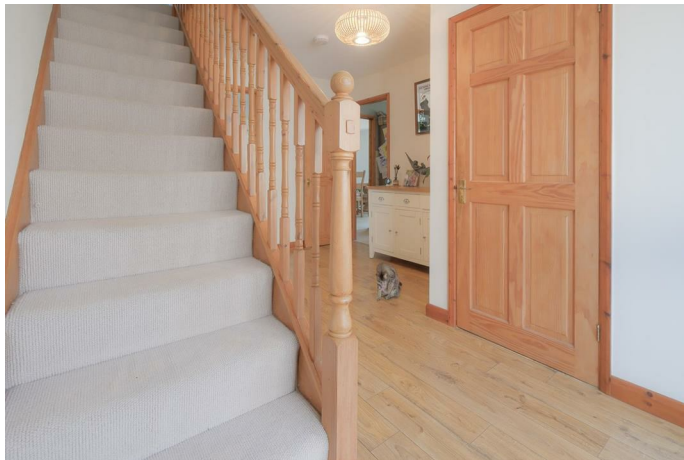
Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL12 6NS







# The Quillett, Cargreen

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft

(Including Eaves Store)

Garage = 18.0 sq m / 194 sq ft

Total = 188.2 sq m / 2026 sq ft

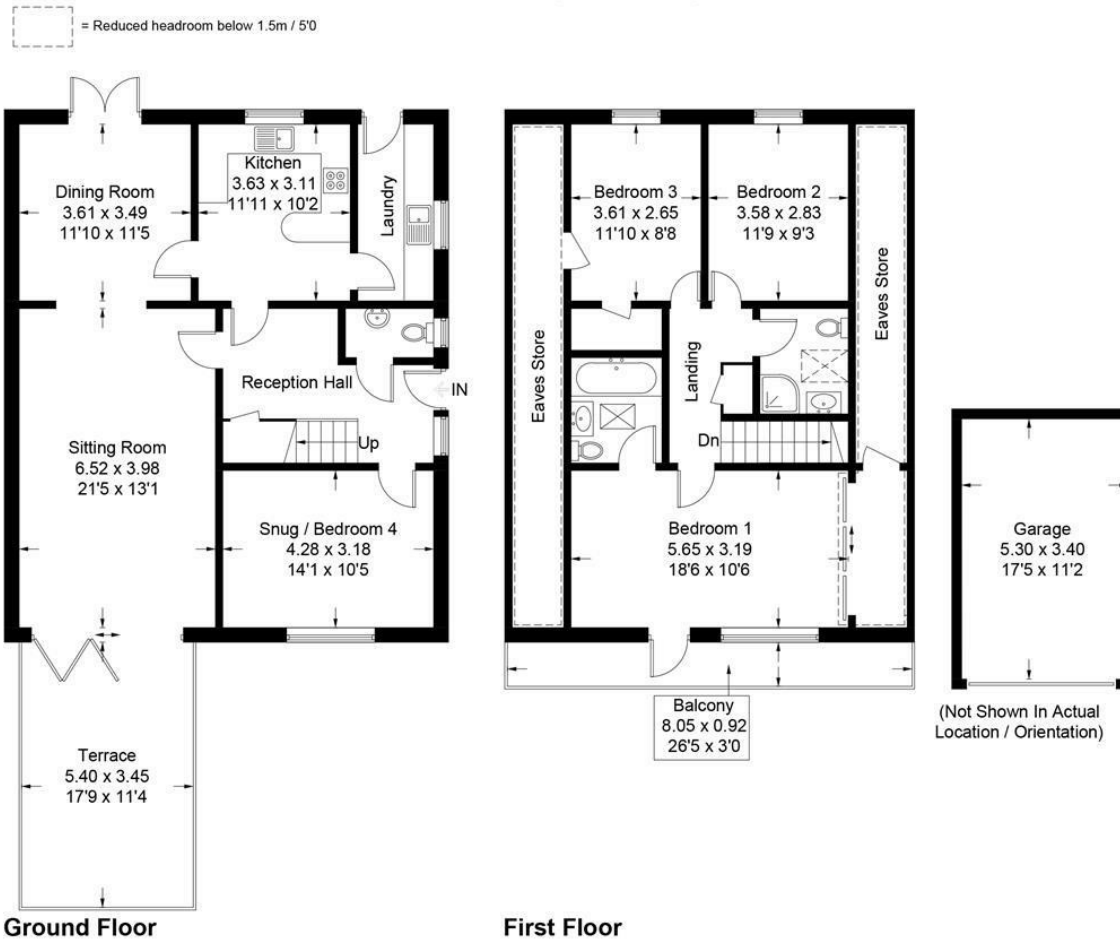


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209279)

These particulars should not be relied upon.