



Town • Country • Coast



The Quay
Calstock

Guide Price £295,000



The Quay

Calstock

Nestled in the heart of the riverside village of Calstock is this charming and beautifully presented four bedroom, end of terraced property. The property offers spacious living accommodation as well as stunning views of the Tamar River and Calstock Viaduct. The sitting room offers a cosy space with a character woodburner, perfect for those chilly winter evenings. A large kitchen is found at the rear of the property offering plenty of wall and base level units for storage and ample worktop space, a great space for any culinary enthusiasts. Leading off the kitchen is a fantastic, light and airy breakfast room perfect for enjoying morning coffee. A decked area to the front of the property also lends itself as a great space to enjoy those summer evenings.

On the first floor are two large double bedrooms. The master bedroom is a fantastic size and benefits from built-in wardrobes as well as a large en-suite. The en-suite offers plenty of storage space as well as WC, basin and large shower cubicle. The second bedroom is front aspect and enjoys views of the River Tamar and surrounding countryside. A family bathroom is also found on the first floor equipped with WC, hand basin and bath with shower above.

On the second floor are a further two bedrooms. The third bedroom is front aspect and offers plenty of space for freestanding bedroom furniture and also enjoys stunning views of the Tamar River and Calstock Viaduct. The final room is a versatile space offering the ability to be used as a single bedroom or perhaps a study for those who work from home.

Situated just a short walk to the village centre this property is perfectly located for all local amenities. With the benefit of being in the heart of the Tamar Valley this property also offers easy access to a range of country walks and footpaths.





Living Room

14'4" x 13'2" (4.38 x 4.02)

Kitchen

10'11" x 8'7" (3.34 x 2.64)

Dining Room

9'11" x 8'11" (3.04 x 2.74)

Breakfast Room

15'8" x 4'7" (4.80 x 1.42)

Bedroom One

13'3" x 11'5" (4.04 x 3.48)

En-Suite

9'1" x 8'9" (2.77 x 2.68)

Bedroom Two

13'4" x 12'3" (4.07 x 3.74)

Family Bathroom

10'7" x 4'10" (3.23 x 1.48)

Bedroom Three

13'5" x 7'5" (expanding to 9'10") (4.11 x 2.27 (expanding to 3.01))

Bedroom Four/Study

7'4" x 6'5" (2.24 x 1.98)

EPC

31/F

Tenure

Freehold

Services

Mains electricity, water and drainage. Oil central heating.

Council Tax Band

B

Situation

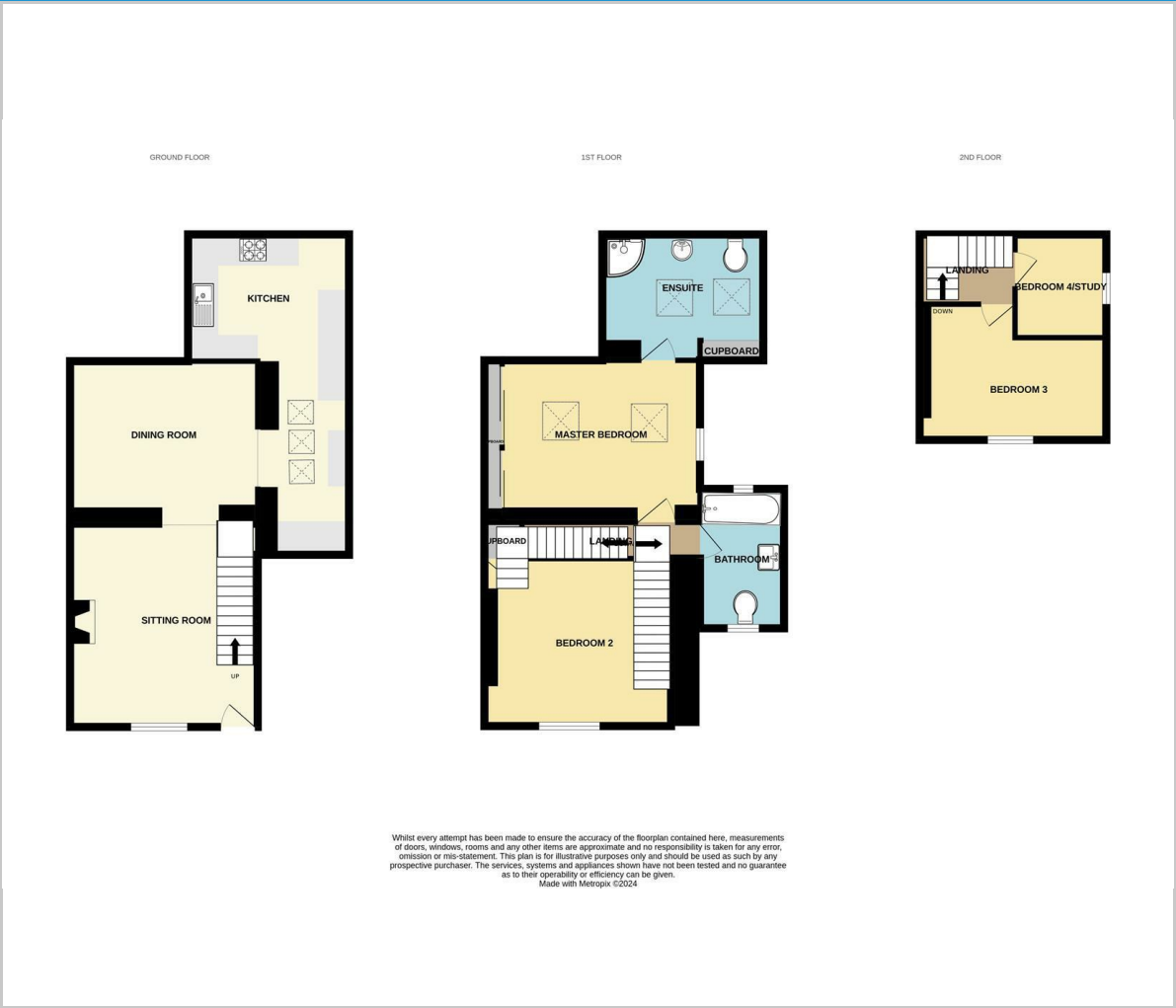
The popular village of Calstock sits on the banks of the River Tamar and offers a thriving social community with a wide range of events in the village hall and Calstock Art Centre, plus 2 public houses, a coffee shop and a social club in addition to a rail link to Plymouth and a regular bus service to Plymouth and Callington. The property is also within easy access of the two neighbouring towns of Callington and Tavistock, with Launceston, Saltash and the maritime city of Plymouth being easily accessible. The area is renowned for its attractive countryside, pleasant walks, and access to the river for anyone who enjoys boating or canoeing/kayaking.

Directions

As you enter the village of Calstock, proceed down the hill to the bottom following the road down to the right. As you pass the Tamar Inn on the right take the first left onto Tamar view and the property will be found on the left hand side. The postcode for the property is PL18 9QA



Floor Plan



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

Area Map



Energy Efficiency Graph

