



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.

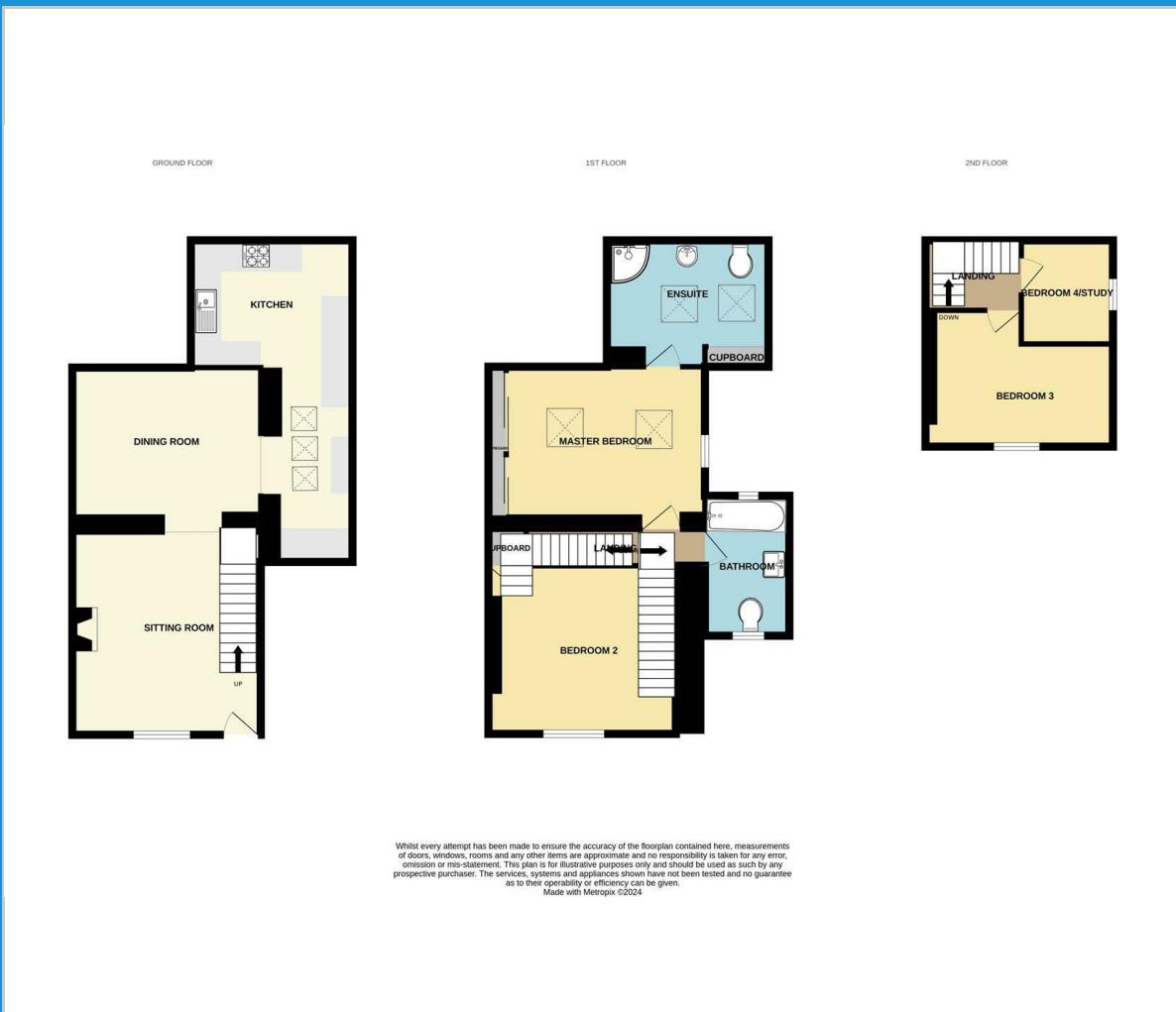
**Council Tax Band**  
B

**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

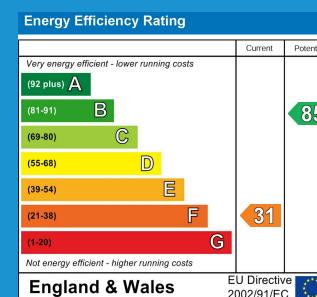


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## 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.

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