



ESTATE AGENTS



2 Hodders Way, Saltash, PL12 6NY

Asking Price £550,000

Nestled in the charming village of Cargreen is this delightful detached house offering a perfect blend of comfort and picturesque surroundings with stunning views of The River Tamar and local countryside. The accommodation briefly comprises on the ground floor two double bedrooms, modern bathroom, utility room, office area, conservatory, downstairs w.c. on the first floor there is an open plan lounge/diner, modern fitted kitchen, double bedroom and modern shower room. Front and rear gardens, garage and driveway. Other benefits include double glazing, oil fired central heating central heating and solar panels (owned outright). One of the standout features of this residence is the stunning views it offers., with breathtaking views of the river and the surrounding countryside. The natural beauty of the area enhances the appeal of this home, making it a tranquil retreat from the hustle and bustle of city life. Cargreen is a highly sought-after village, known for its friendly community. This property presents a wonderful opportunity for those looking to settle in a picturesque location with a strong sense of community. With its spacious layout and stunning views, this house is not just a home; it is a lifestyle choice. Do not miss the chance to make this charming property your own. EPC = To follow. Freehold. Council

Tax Band E

LOCATION



Cargreen is a pretty thriving village situated on the banks of The River Tamar in an area of outstanding natural beauty, surrounded by Duchy of Cornwall land and with Pentillie Castle and its 2000 acre estate to the north, it is about 3 miles (5 km) north of Saltash which has many local amenities including shops, schools and train station and approx 7 miles from Callington. St Mellion Estate is also only about 10 minutes up the road with its internationally renowned Golf Resort and Health Club & Spa! There are local walks, clubs and groups on your doorstep and a public slipway for all your water sports. There is also a local sailing club and a well maintained children's play park nearby. In the nearby village of Landulph which is a short distance away there is a popular village primary school.



ENTRANCE

Front door leading into the entrance vestibule with doorway leading into the hallway.

HALLWAY



Doorways leading into the ground floor living accommodation, stairs leading to the first floor landing, radiator, power points, storage cupboard, doorway leading into the garage.

BEDROOM 1 11'11 x 9'2 (3.63m x 2.79m)



Double glazed window to the front aspect with a pleasant view of The River Tamar and local countryside, radiator, power points, two built double wardrobes.

BEDROOM 2 11'11 x 9'2 (3.63m x 2.79m)



Double glazed window to the rear aspect, radiator, power points, two built in double wardrobes.

BATHROOM



Modern matching bathroom suite comprising panelled bath, shower cubicle with shower and tiled splashback, low level w.c., vanity unit with inset wash hand basin, part tiled walls, radiator, double glazed window to the rear aspect.



UTILITY ROOM

Modern matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit, space and plumbing for washing machine, power points, double glazed window to the side aspect, doorway leading to the side of the property.

DOWNSTAIRS W.C.

Low level w.c., wash hand basin, double glazed window to the front aspect.

OFFICE AREA 9'00 x 7'5 (2.74m x 2.26m)



Range of built in cupboards and shelves, linen cupboard with radiator, double glazed French style doors leading into the conservatory.



CONSERVATORY 12'6 x 10'10 (3.81m x 3.30m)



uPVC double glazed conservatory double doors leading into the rear garden.

STAIRS

Leading to the first floor landing.

LANDING



Doorways leading into the first floor living accommodation, loft hatch providing access to the loft space.

LOUNGE/DINER 27'10 x 13'11 (8.48m x 4.24m)



Open plan lounge/diner with three double glazed windows to the front aspect with stunning views of The River Tamar and local countryside.

LOUNGE AREA



Radiator, power points, feature fireplace with inset wood burner fire, the lounge leads into the dining area.



DINING AREA



Space for dining room table, power points, double doors lead into the kitchen.



KITCHEN 13'10 x 9'8 (4.22m x 2.95m)



Modern matching high gloss kitchen comprising range of wall mounted and base units with worksurfaces above, built in fridge/freezer, built in dishwasher, built in microwave, built in electric oven, built in electric hob with extractor fan above, single drainer sink unit with mixer tap, various power points, double glazed window to the side aspect with a pleasant outlook of the local area and countryside, LED downlighting, under floor heating, double doors leading into the the dining room



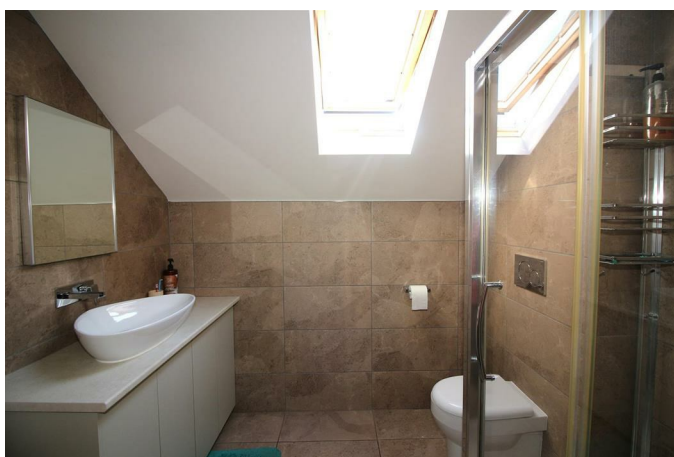
BEDROOM 3 13'10 x 9'10 (4.22m x 3.00m)



Velux double glazed window to the rear aspect, radiator, power points.



SHOWER ROOM



Modern matching shower room comprising double shower cubicle with shower and tiled splashback, low level w.c., vanity unit with inset wash hand basin and storage beneath, radiator, part tiled walls, under floor heating, velux double glazed window to the rear aspect.



OUTSIDE

FRONT GARDEN



To the front of the property there is a low maintenance garden with shrubs to the boarder, gateway leading to the rear and side of the property.

REAR GARDEN



Enclosed level rear garden with artificial grass, a selection of mature plants, shrubs and trees, to the side there is a pathway leading to a wooden gateway leading to the front of the property and a selection of plants and shrubs.



GARAGE 18'6 x 9'7 (5.64m x 2.92m)

Metal up and over garage door, double glazed window to the side aspect, power and lighting, the controls for the solar panels are in the garage.

DRIVEWAY

To the front of the property there is a brick paved double driveway.

SERVICES

The property benefits from mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

<https://labs.thinkbroadband.com/local/index.php>

SOLAR PANELS

The property benefits from solar panels which are owned outright.

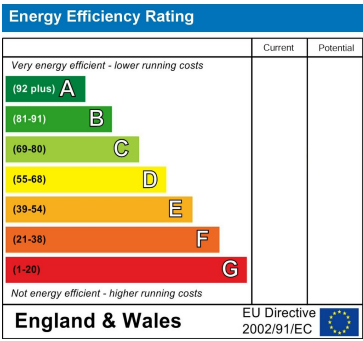
Floor Plan



Area Map



Energy Efficiency Graph



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