



Bond
Oxborough
Phillips

Changing Lifestyles

11 Fore Street

Calstock

PL18 9RN



Asking Price - £230,000



Changing Lifestyles

01822 600700

11 Fore Street, Calstock, PL18 9RN



- Charming character cottage in the heart of Calstock
- Deceptively spacious accommodation over three floors
- Spacious kitchen/dining room with stable door entrance
- Cosy and inviting living room
- Three double bedrooms
- Lower-ground floor shower room and utility room
- Additional room ideal as a home office, studio, or storage
- Separate external access offering potential annexe use (subject to any necessary consents)



Nestled within the heart of the ever-popular village of Calstock, this delightful and deceptively spacious cottage offers an abundance of character, flexible living accommodation, and a wonderful opportunity to enjoy village life in one of Cornwall's most sought-after riverside communities.

Stepping through the attractive stable door, you are welcomed into a sociable kitchen and dining area, creating the perfect space for everyday living and entertaining. This inviting room flows seamlessly into the cosy living area, where charming cottage features combine with a warm and welcoming atmosphere.

One of the property's most appealing aspects is its versatile lower-ground floor accommodation. Stairs descend from the living area to a spacious bedroom, alongside a useful utility room and a modern shower room. There is also an additional room currently utilised for storage, offering excellent potential as a home office, hobby room, studio, or occasional guest space. With its own external access to the front of the property, this level provides superb flexibility and could lend itself to use as a self-contained annexe, subject to any necessary consents, making it ideal for multi-generational living, visiting guests, or those seeking work-from-home space.

The first floor continues to impress, offering two generously proportioned double bedrooms, both enjoying a light and airy feel, together with a well-appointed family bathroom.

Combining charm, space, and versatility, this attractive cottage is perfectly suited to a range of buyers, from families and professionals to those seeking a peaceful village retreat. Situated just a short stroll from Calstock's amenities, picturesque riverside walks, and transport links, this is a rare opportunity to acquire a characterful home in a truly desirable location.



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The village of Calstock, in South East Cornwall, is set on the banks of the River Tamar, 7 miles west of Tavistock and 18 miles north of Plymouth. The village is within an Area of Outstanding Natural Beauty and a World Heritage site.

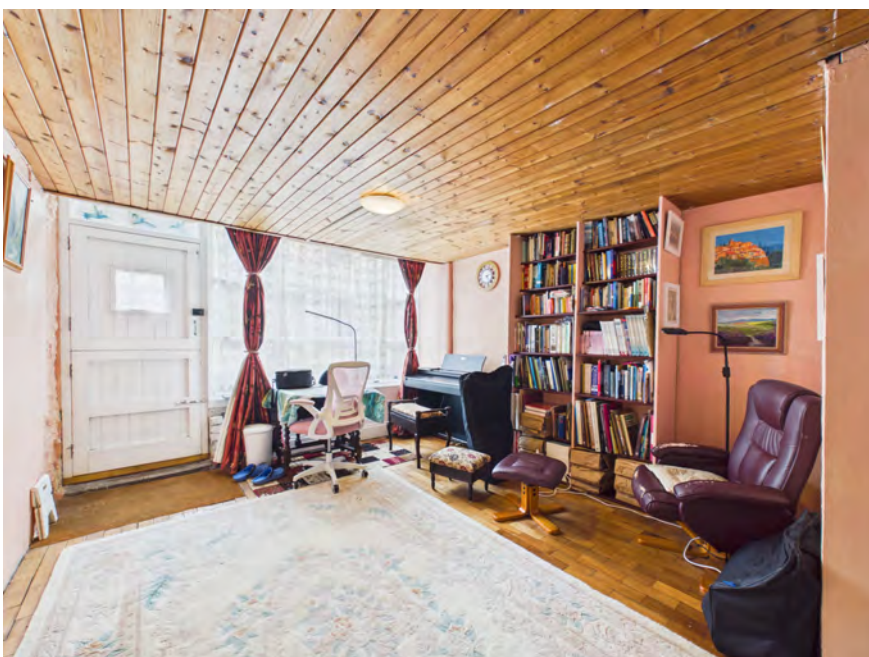
The village is defined by narrow streets that climb the side of the Tamar Valley affording wonderful views down the river and over surrounding countryside, dominated by a magnificent railway viaduct. Built in 1907, the viaduct is still in operation today, providing regular branch line rail services from the village station to Plymouth.

Calstock is a thriving village with 2 pubs, a social club, an active Village Hall and a well regarded primary school. Further amenities can be found in nearby Callington and Tavistock, a thriving market town adjoining the western edge of the Dartmoor National Park.

Calstock has a lively arts scene. This includes an excellent contemporary art gallery, 2 local choirs and Calstock Arts, a busy venue for live music, film, comedy and talks. (calstockarts.org)

About a mile downstream is the National Trust property Cothele. This is a mediaeval house and estate offering over 1000 acres of managed countryside, with many miles of wooded paths opening onto views of the river, providing wonderful walking opportunities from the village.

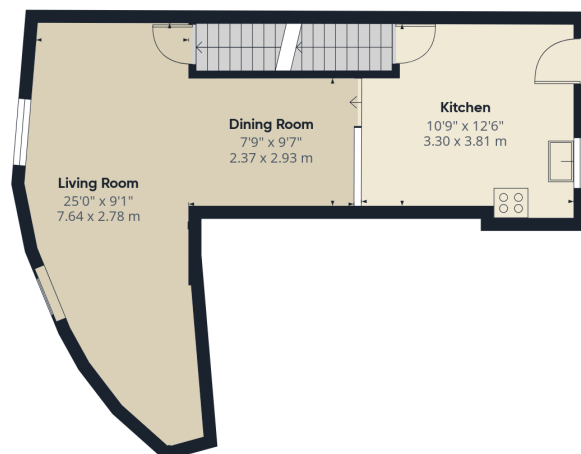
The river Tamar is navigable from above Calstock and there is a village quay, boat yard and deep-water moorings, making it an ideal base for boating enthusiasts. There are golfing facilities in the area, including St. Mellion, which is about 6 miles away.



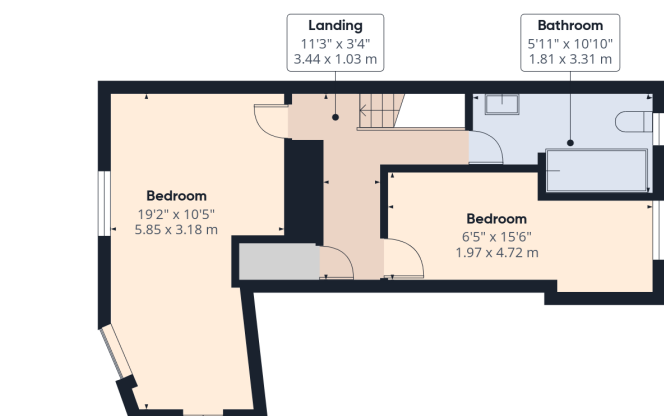
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



Floor 2

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.