Bond Oxborough Phillips

Changing Lifestyles

Landfall,
3 Commercial Road,
Calstock,
PL18 9QT



Asking Price - £239,950







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- Three-bedroom period character cottage
- Sought-after riverside village of Calstock
- Beautiful Tamar Valley and Viaduct views
- Spacious open-plan kitchen/dining/family room
- Light and airy second-floor living room
- Two en-suite facilities
- Handmade kitchen and exposed A-frame beams
- Enclosed walled decked seating area
- EPC - F







Beautifully combining period charm with appealing contemporary living, this attractive character cottage occupies a wonderful position within the highly regarded riverside village of Calstock, nestled in the heart of the Tamar Valley, a designated Area of Outstanding Natural Beauty. Enjoying an elevated outlook, the property takes full advantage of its picturesque surroundings, with delightful views across the rolling countryside and towards the iconic Calstock Viaduct.

Arranged over three floors, the accommodation offers a lovely balance of character, space and versatility. On the ground floor, an inviting entrance hall leads to two bedrooms, with bedroom two enjoying the added benefit of an en-suite shower room. The first floor provides a particularly appealing open-plan kitchen, dining and family space, creating a sociable heart to the home. The handmade kitchen adds a touch of individuality and charm, while there is also a useful cloakroom on this level.

Occupying the second floor, the light and airy living room provides a lovely place to unwind, with a feature fireplace creating an attractive focal point. The principal bedroom is also situated on this floor and benefits from its own en-suite bathroom, completing the well-considered accommodation.

Throughout the cottage, a wealth of character features can be found, including exposed A-frame beams, attractive wooden flooring and a multi-fuel burner, all contributing to the property's warm and welcoming feel.

Outside, a charming enclosed walled and decked area provides space for a small table and chairs, offering a lovely spot to enjoy a morning coffee or relax in the evening whilst taking in the peaceful village surroundings.

A truly charming home in a particularly special setting, ideally suited to those seeking a characterful property with beautiful views and the appeal of riverside village living.

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Situated in the charming village of Calstock, this property lies approximately six miles from Callington and seven miles from Tavistock. Nestled within a designated Area of Outstanding Natural Beauty, the village boasts stunning views across the River Tamar and the surrounding countryside.

Calstock offers a range of local amenities, including a post office, primary school, welcoming pubs and cafés, a village hall, church, and a railway station providing regular connections to Plymouth. The area is ideal for outdoor enthusiasts, with picturesque walks along the River Tamar and easy access to nearby attractions such as Cotehele Estate and House and Kit Hill.

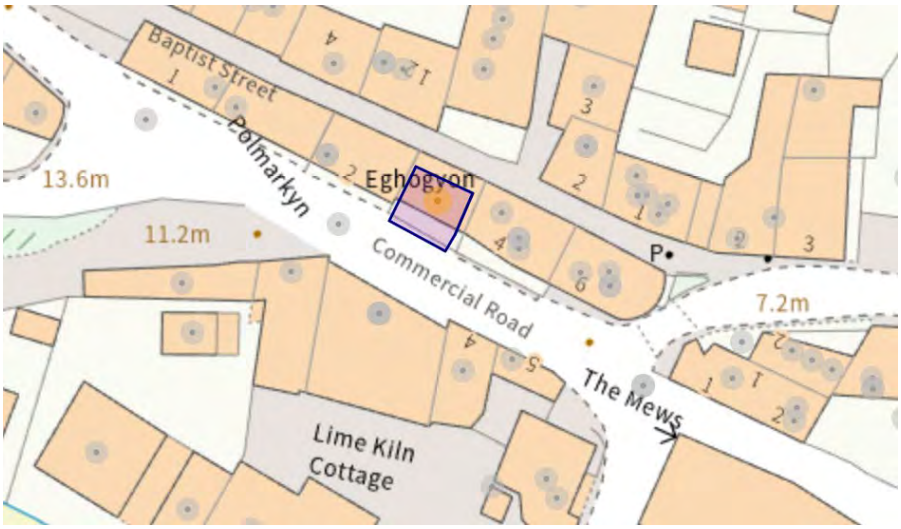
For a wider selection of shopping and leisure facilities, the nearby towns of Callington and Tavistock are easily reached via regular bus services.











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

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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.

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