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Oxborough
Phillips

Changing Lifestyles

The Chocolate Box

Calstock

PL18 9RN



OIEO - £200,000



Changing Lifestyles

01822 600700

The Chocolate Box, Calstock, PL18 9RN.



Quaint terraced cottage located in the heart of the village of Calstock, being offer to the market with no onward chain.

- Quaint Terraced Cottage
- Popular Village Location
- Short Walk to Village Pubs & Shops
- Two Bedrooms Plus Mezzanine
- Recently Renovated to a High Standard Throughout
- Mezzanine Floor
- Modern Kitchen & Bathroom
- No Onward Chain
- EPC - TBC
- Council Tax Band -TBC



This delightful character cottage has recently been fully renovated to a very high standard, and it is now being offered on the market with no onward chain. It is situated in the tranquil riverside village of Calstock and was previously a Cadburys shop, dating back to the 1800's, the name of the cottage is "The Chocolate Box". Being part of the conservation area, it is just a minute's walk away from a breathtaking marina with remarkable views of the River Tamar, as well as the spectacular Victorian railway viaduct with train service to Plymouth from Calstock Station which is only a quarter of a mile away from the cottage, next door to the cottage is the very popular Boot Inn, this pub/restaurant has a very warming feel, and still maintains all of its characteristic features.

Upon entering through the wooden front door, one will be welcomed by the roomy living area featuring a high ceiling, a grand leaded light curved bay window, white washed stone brick walls, and a solid English oak staircase that leads to the first floor. Adjacent to the living room is the modern and brand new fully fitted kitchen equipped with an oven and hob, contrasting worktops, and tiled splashbacks, as well as ample space for other kitchen appliances.



On the first floor is a landing that has a part exposed stone brick wall, with doors to both bedrooms. One of the bedrooms has a mezzanine floor that can be used as a study/home office and comes with a skylight window, as well as access to the eaves storage space. A modern shower room with half tiled walls and a suite in white featuring a low flush toilet, a wash hand basin with a vanity storage unit underneath, and an enclosed walk-in shower, can also be found on the same floor.

Additionally, there is a public car park with free parking all year round just a few minutes away from the cottage, as well as a selection of local shops, art galleries, cafes, village pubs, and a nature reserve for serene walks and for exploring the Tamar Valley.

Location:

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 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.

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