



Bond
Oxborough
Phillips

Changing Lifestyles

Wildfern,
Harewood Road,
Calstock,
PL18 9QN



Asking Price - £775,000



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01822 600700

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- Stunning Split Level Home
- Enjoying Open Views to the River Tamar
- Landscaped South Facing Garden
- Large 0.65 Acre Plot
- Planning Permission for Car Port
- Offering No Onward Chain
- Three Bedrooms & Three Bathrooms
- Versatile Living Accommodation
- Highly Sought After Location within Calstock
- Further Cellar Storage with Potential (STPP)



Prepare to be captivated by this stunning split-level home, perfectly perched on the fringes of Calstock, offering breathtaking views that will leave you in awe. At first glance, you might mistake it for an ordinary bungalow, but step inside, and you'll quickly realise this property is anything but ordinary.

Although the current vendors are adding the final touches, we're excited to bring this exceptional property to the market early. Featuring three spacious double bedrooms, the principal suite boasts its own luxurious ensuite.

The true heart of this home lies at the rear, where you'll discover the WOW factor. As you enter the living space, a hallway descends gracefully to a contemporary kitchen area, opening into a vaulted living space. Here, the gable end is entirely glazed, perfectly framing the stunning views of the garden and the picturesque landscape beyond. Bi-folding doors lead onto a balcony, creating a seamless indoor-outdoor flow that's perfect for relaxing and entertaining.



But that's not all—this property offers even more space downstairs with a versatile void beneath the living area. Whether you envision a gym, a games room, or a combination garage and workshop, the possibilities are endless. The property is also equipped with an air source heat pump and solar panels making it incredibly cost efficient and low maintenance.

Outside, the landscaped gardens continue to impress. Thoughtfully designed with carefully chosen plantings and a feature pond alive with dragonflies, this outdoor space is a tranquil oasis.

Don't miss the opportunity to see this extraordinary home for yourself. We strongly advise potential buyers to book an early inspection. This property is sure to capture your heart and imagination.

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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 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.



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