STAGS



Lavinia

Lavinia, Providence Place, Calstock, Cornwall, PL18 9RW







Village Centre 150 yards • Train Station 500 yards • Tavistock Town Centre 7 miles • Plymouth City Centre 20 miles

A characterful 2 bedroom, Grade II listed cottage with a large front walled garden and rear patio area. For sale with no onward chain and located in the heart of Calstock.

- Terraced Grade II Listed Home
- 2 Double Bedrooms
- 1 Family Shower Room
- Character Features Throughout
- Mature Walled Garden
- Rear Conservatory
- Located in Heart of Calstock
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £250,000

SITUATION

This period home is located in Calstock. Calstock, forming part of the Tamar Valley National Landscape (AONB), has an active arts and musical community and regularly hosts live music events and art shows. It is also a former inland port on the tidal path of the River Tamar, now enjoyed by sailing enthusiasts who use the quay and mooring facilities, with the village enjoying a good community spirit and a regular, 35-minute train service to the City of Plymouth. Those with an interest in sailing or other waterborne pursuits, such as kayaking or paddleboarding, should take particular note; there are community moorings and a nearby boatyard, with tidal access to Plymouth Sound, approx. 12 nautical miles downriver. Within 10 minutes' walk of the house is a wildlife nature reserve, The River Tamar Walkway and Wetland Project, and there are various other footpaths, walks and trails within close proximity, including to Cotehele House and Estate, a notable local National Trust property.

DESCRIPTION

A charming character cottage situated within the sought-after village of Calstock, offering beautifully presented accommodation arranged over two floors. The property enjoys a wealth of period features including exposed beams, sash windows, flagstone flooring and wood-burning stoves, together with a delightful south-facing conservatory/garden room overlooking the rear garden. Externally, the property benefits from beautifully stocked cottage-style gardens with mature planting, seating areas and useful outbuildings, including a substantial shed with potential for a variety of uses.

ACCOMODATION

A timber and glazed entrance porch provides a practical entrance into the property, with space for coats, shoes and storage, before opening into the kitchen/dining room. The room features attractive flagstone flooring together with a wood-burning stove set within a granite surround. To one side is space for a dining table, whilst the kitchen itself is fitted with a range of cupboards and drawers incorporating an electric hob with extractor over, oven, sink and under-counter fridge. To the rear of the property is a south-facing conservatory/garden room enjoying excellent natural light throughout the day. Finished with slate flooring and power connected, the room benefits from double doors opening onto the terrace patio and garden beyond. One section provides a useful utility area with plumbing and space for appliances. The sitting room is particularly characterful with exposed beams, sash windows and a substantial fireplace housing a wood-burning stove. Stairs rise to the first floor landing where exposed wooden floorboards continue the cottage feel. There are two double bedrooms together with a shower room fitted with a shower, WC, wash hand basin and heated towel rail. Bedroom one benefits from a built-in airing cupboard providing additional linen storage.

OUTSIDE

The property enjoys beautifully established cottage-style gardens arranged around the property, with a wide variety of mature trees, shrubs, flower beds, ferns and tropical planting creating a colourful and secluded setting. Pathways and seating areas are interspersed throughout the garden, together with granite steps rising to an elevated section enjoying further planting and seating space. Adjoining the conservatory is a terrace patio with external power points. A substantial detached shed/outbuilding provides excellent ancillary space with potential for a home office, studio or workshop. Further benefits around the side of the property include an outside WC with power and lighting, additional dry storage and useful side access around the property.

SERVICES

Mains water, electricity and drainage. Electric heating and hot water. Superfast broadband is available, and mobile voice/data services are available with Three, O2 and Vodafone. (Source, Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENTS NOTES

1. Woodcroft has a right of way across the front of Lavinia.
2. Lavinia is Grade II Listed.
3. There is live planning application for the consent of construction and reinstatement of an internal stud wall and replacement of ceilings in upstairs bedrooms. Full details can be viewed on Cornwall Council Planning Portal (ref: PA26/02073).



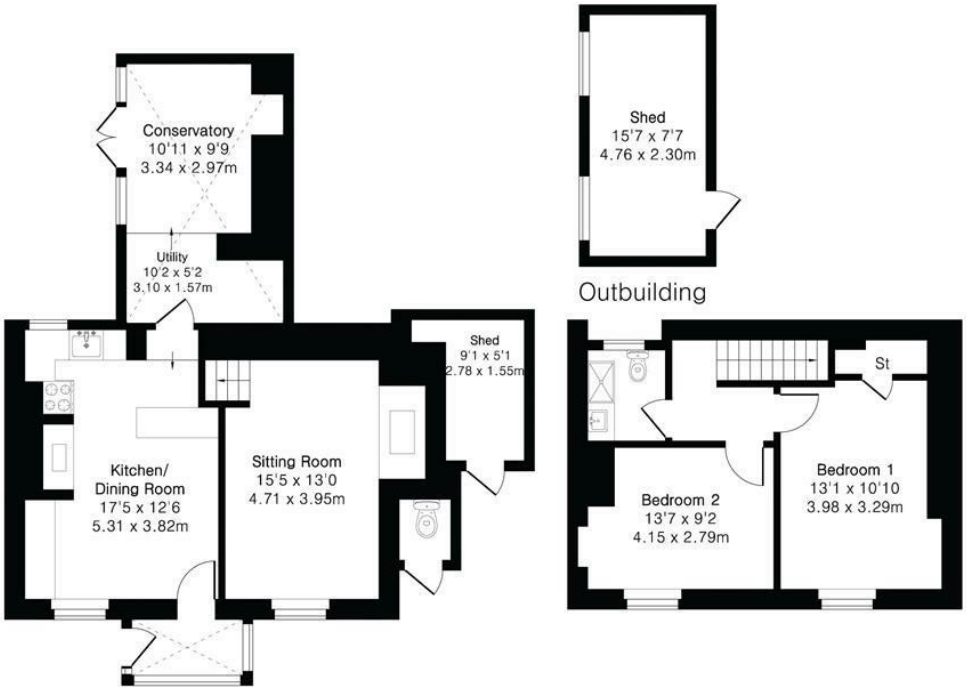








Approximate Gross Internal Area 1074 sq ft - 100 sq m
(Excluding Outbuilding)
Ground Floor Area 707 sq ft – 66 sq m
First Floor Area 367 sq ft – 34 sq m
Outbuilding Area 118 sq ft – 11 sq m



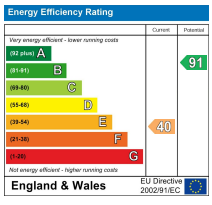
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



Bedford Square, Tavistock, Devon, PL19 0AH
01822 612458
tavistock@stags.co.uk
stags.co.uk