Ref: LCAA5975

Offers in excess of £600,000

Penyoke Mill,
Cargreen, Saltash, Cornwall

FREEHOLD

Directly fronting the River Tamar, with use of a slipway, large boathouse and lovely garden; an extremely attractive, attached, 5 bedroomed former mill with superb open-plan living areas, commanding breathtaking, panoramic views over the river and the surrounding countryside.
SUMMARY OF ACCOMMODATION

Ground Floor: entrance porch, entrance hall, cloakroom, master bedroom with en-suite shower room, guest bedroom 2, en-suite bathroom, 3 further bedrooms, family bathroom, laundry/utility room.

First Floor: large galleried landing with door to balcony, full width balcony overlooking the river with broad paved areas and ample room for tables/chairs, fantastic triple aspect sitting room with stunning river views and doors to balcony, dining room, kitchen/breakfast room.

Lower Ground Floor: large boat store/garage, separate workshop/storage room and stairs to the ground floor entrance hall.

Outside: lovely lawned front garden with stone paved terrace in front of the house, fenced and hedged boundaries providing good privacy, brick pavioured driveway entering the garden provides ample room for parking numerous vehicles. The property enjoys the use of and direct access to a concrete slipway from the end of the driveway allowing boats to be launched straight onto the Tamar River. Lawned rear garden with raised, covered slate terrace overlooking the river.

DESCRIPTION

A beautiful attached former stone mill that has been skilfully converted with accommodation arranged over three floors, occupying a stunning position on the banks of the River Tamar with fantastic views across the river to the countryside on the opposite bank. The property takes best advantage of its fantastic position with a slipway straight into the river providing immediate boating access to the water and the excellent boating
facilities include storage areas and a large boat house comprising the entire lower ground floor, with a separate storage/equipment store at one end.

The property is well arranged and beautifully appointed exhibiting many character features with large semi open-plan living accommodation across the whole of the top floor comprising a superb triple aspect sitting room, a dining room, a large kitchen breakfast room and a galleried landing/hall with doors out from both the sitting room and the hall to a full width paved balcony overlooking the river with ample room for alfresco dining.

On the ground floor are five generous and well appointed bedrooms, two of which have en-suite facilities and both these rooms also have doors out onto a large full width covered slate terrace looking out across the river. There is also a family bathroom, a cloakroom and a utility/laundry room on this floor with a door under the stairs opening onto a flight of stairs that descend to the lower ground floor and the equipment storage room.

This beautiful stone mill has been divided into two residences with the section being offered for sale comprising the larger portion, set in beautiful surrounding gardens comprising a lawned front garden with stone terrace along the front of the property and a pedestrian gate off the lane, the front garden is set within walled fenced and hedged boundaries providing good privacy. A brick pavioured driveway sweeps down the side of the plot and around to the end of the house where it broadens providing a storage area for boats, trailers, etc. with a ramp down into the boat store/garage. Two gates at the end of the driveway open onto a concrete slipway which drops down into the River Tamar providing immediate access to the water for launching boats etc.

The property is well presented and presents a rare opportunity for all those wishing to have pleasure or sailing boats as part of their lifestyle where immediate access to excellent navigable waters is literally on your doorstep. **NB:** We understand that Penyoke Mill’s freehold extends to mean high water and that in the 1980’s a one off premium was paid to the Duchy of Cornwall for permission to construct and use the slipway.
LOCATION

This beautiful old former mill is situated in the very popular and highly sought after village of Cargreen which directly fronts the River Tamar, on the Cornish side facing eastwards with wonderful panoramic views over the river to Devon. The property is situated on the southern side of the village adjacent to a playing field with a children's play area and this delightfully peaceful village, whose facilities include its own yacht club, (reputedly one of the friendliest sailing clubs on the River Tamar) with a thriving cadet and dinghy section has access to deep water swinging moorings. Cargreen is some two miles upstream from the town of Saltash where the road and rail bridges cross the River Tamar into Devon and the city of Plymouth. Cargreen has access to some of the best and safest day sailing waters in the country in the large estuary waters of the River Tamar. Plymouth’s rich maritime history is an indication as to the importance of Plymouth and the River Tamar as a port and the tributaries and estuary provides some beautiful navigable waters for exploring the three rivers that have their confluence in the estuary.

Saltash is the nearest town providing a wide array of shops, a mainline station that provides a direct link to London Paddington with an approximate travel time of 4½ hours. The nearby city of Plymouth provides an extremely wide array of leisure, commercial and retail facilities, commensurate with a large city together with an important port and docks. Cargreen is ideally placed to take full advantage of an excellent road network with easy access back into Cornwall to the many north and south coastal beaches that are within an easy drive. There are lovely walks to be enjoyed around the River Tamar and its tributaries and the A38 provides a dual carriageway access northwards into Devon to the city of Exeter where it joins the national motorway network. The nearest airports are Exeter and Newquay in Cornwall, the latter provides daily shuttle flights to London, Manchester and some European destinations.

THE ACCOMMODATION COMPRISSES
(all floor plans and dimensions are approximate)

Granite step to a solid oak panelled front door with outside courtesy light.

ENTRANCE PORCH. Slate flagged flooring, radiator with thermostatic control, double glazed windows overlooking the garden, part vaulted ceiling with inset downlighters, glazed door to:-
ENTRANCE HALL (T-SHAPED). Woodblock flooring, door opening onto a flight of stairs descending to the lower ground floor, part wooden panelled walling, exposed beams, two radiators with thermostatic controls, doors off to:-

CLOAKROOM. White low level wc, wall mounted wash hand basin, freestanding Grant oil fired condensing boiler, wall mounted electric circuit breaker and meter, telephone point, extractor fan, wall mounted programming controls for the central heating and hot water, fitted shelving.

BEDROOM 1 – 16’ x 16’ plus door recess area. A fantastic room with three quarter height large double glazed window looking straight out across the River Tamar and a further double glazed door opens onto a covered slate terrace and also providing river views. Two double built-in wardrobes, built-in bookshelving, radiator with thermostatic control.

EN-SUITE SHOWER ROOM. White suite comprising a fully tiled shower cubicle with fitted shower and chromium fitments, low level wc, wash hand basin set in a green honed granite vanity surround providing toiletry shelving on either side with tiled wall surround and built-in cupboards beneath. Large wall mounted mirror, extractor fan, inset ceiling downlighters, tiled floor, chromium ladder radiator/towel rail, ceiling beam.
**BEDROOM 2 – 12’2” x 12’6”, narrowing to 9’2”.** A lovely light room with three quarter height double glazed window overlooking the gardens and the river, twin double glazed French doors to covered slate terrace overlooking the river, radiator with thermostatic control, telephone point.

**EN-SUITE BATHROOM.** Panel enclosed bath, mixer tap, pedestal wash hand basin, low level wc, part tiled walls, radiator with thermostatic control, wall mounted electric light and shaver point above the sink, extractor fan.

**BEDROOM 3 – 13’ x 8’9”.** Twin double glazed doors open onto a covered slate terrace and provide stunning views across the River Tamar to countryside beyond, radiator with thermostatic control, ceiling beam, television point.
BEDROOM 4 – 13’ x 8’.
Double glazed window overlooking the front garden with deep slate sill beneath, radiator with thermostatic control, built-in cabin bed with storage cupboards and drawers below, television aerial point.

BEDROOM 5 – 11’5” x 8’.
Double glazed window overlooking the front garden with slate sill beneath, radiator with thermostatic control.

BATHROOM. White suite comprising an oval panel enclosed bath with chromium Victorian style mixer tap and shower attachment, fully tiled shower cubicle with fitted shower and chromium fitments, pedestal wash hand basin with tiled splashback and wood effect flooring. Built-in toiletry shelving, low level wc, chrome ladder radiator/towel rail, inset ceiling downlighters, double glazed window overlooking the garden.

LAUNDRY ROOM – 7’5” x 7’.
A run of worktop surface along one side has cupboards beneath and space for washing machine and tumble dryer. Built-in range of cupboards with room for ironing boards etc. Slatted airing shelving all along one side with one hanging rail.

From the entrance hall an impressive flight of stairs with wooden handrail, newel posts and banister, ascends to a galleried landing which has a vaulted ceiling and exposed stone walling, skirting radiator and is open-plan to the:-
DINING ROOM – 27’10” x 8’4”. An impressive room with wooden panelled ceiling and walls with two double glazed windows providing lovely views over the front garden, two wall light points, skirting radiators, thermostatic control for the central heating and double doors opening on to the:-

SITTING ROOM – 26’3” x 21’2”. A superb triple aspect room with two large pairs of double glazed French doors opening onto a full width balcony that provides stunning views over the River Tamar and all of the boating activity around Cargreen. Further three quarter height double glazed window overlooking a playing field and the village. One corner is taken up with a large slate flagged hearth on which stands a woodburning stove. Part exposed stone wall, skirting radiators, two television aerial points, wall mounted thermostatic control for the central heating. Door to:-
KITCHEN / BREAKFAST ROOM – 19’3” x 12’. The kitchen is well fitted with a range of cream fronted cabinets comprising an extensive range of base level cupboards and drawers with surrounding matching wall cupboards and wood trim tiled worksurfaces, tiled wall splashbacks and concealed pelmet lighting. Inset double drainer stainless steel sink unit with chromium mixer tap, inset four ring electric hob, integrated double oven and grill, undercounter space for fridge, space for upright American size fridge freezer. Strip wood flooring, serving hatch to the dining room, large double glazed window providing panoramic river and countryside views, inset ceiling downlighters, space for dishwasher, ample room for table and chairs, door returning to the galleried landing.

From the galleried landing and the sitting room there are doors out onto a:-

FULL WIDTH BALCONY – 54’ x 7’, extending to 19’. Stone paved flooring with metal safety rails and a top wooden leaning rail, gate with stone steps descending into the rear garden with handrail to the side, outside lighting. Where the balcony widens there is plenty of room for a large table and chairs looking over the river.
From the ground floor a door under the main staircase opens onto a flight of stairs which descend to the:

**LOWER GROUND FLOOR**

**STORAGE ROOM** – 19’4” x 14’10” (including the stairs). This is a superb equipment store with electric light and power points and a door opening onto the:

**BOAT STORE / GARAGE** – 38’6” x 19’3”. This has two vehicular doors at one end opening onto a ramp leading back up to the driveway next to the gates onto the slipway. There are two central brick pillars supporting a series of RSJ's, electric light and power points.

**OUTSIDE**

The property is approached via a metal entrance gate opening onto a brick pavioured driveway which sweeps down the left hand boundary and around to the house where it
broadens to provide a parking storage area for boats, trailers etc. The driveway can provide parking for numerous vehicles and is bordered by mature bushes on the right hand side separating it from the front garden. A pedestrian gate at the end of the driveway opens onto the front garden which is mainly lawned with stone paths leading to the house and a stone terrace across the front of the mill enjoys the best of the afternoon sun. There is a further wooden pedestrian gate opening onto the lane at the front of the property and a freshwater tap on the side of the mill.

The driveway broadens at the far end with twin gates opening onto a concreted slipway that descends across the foreshore to the river providing an excellent boat launching facility. At the rear of the mill is a small lawned garden raised above the foreshore behind stone retaining walls with metal safety railings on top and stone steps ascend from the lawn up to a large slate paved, part covered terrace beneath the first floor balcony, providing stunning views out over the river and access to the bedroom doors that open on to it. In one corner, stone steps ascend to the balcony above. The undercover terrace has outside lighting and a freshwater tap. The oil tank is situated to the right hand side of the entrance gates on to the driveway.
GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – PL12 6PA.

SERVICES – Mains water, mains electricity, private drainage. Telephone/Broadband subject to supplier's regulations. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – From Saltash take the A388 towards Callington, proceeding through the village of Carkeel. Go straight across the first roundabout after which take a right hand turning towards Cargreen and Landulph. Proceed along this lane to a 'T' junction at which turn right following signs to Cargreen. Continue to follow the lane for a few miles into the village of Landulph and in the village turn right towards Cargreen. Follow this lane down into Cargreen and just before a dead end sign on the left, turn right into Church Lane and then immediately first left. Follow this lane down around a sharp right hand bend and then a sharp left, along a straight with a playing field on your left hand side and Penyoke Mill is the first property you come to on the left.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).
Not to scale – for identification purposes only.