

Old Ferry Road



Saltash | Cornwall | PL12 6BL

Price £1,200,000



Commanding a prime location on the banks of the River Tamar, this executive residence is steeped in history and breath-taking natural beauty. Built in the mid-19th century, this home boasts circa 20 metres of water frontage and direct access to the beach below, offering an unparalleled connection to the river, that itself, has shaped the fortunes of Saltash for centuries. With its origins woven into the fabric of Saltash's maritime past, Tamar Bank has witnessed generations of change, yet its charm remains timeless. Daphne du Maurier herself once found inspiration within the very walls of the property.

This remarkable home is as generous in space as it is in character, with multiple ways to configure the layout, it is perfectly suitable to a range of buyers. A grand entrance hall welcomes into the home, leading to a collection of living spaces that blend elegance with comfort. A spacious lounge, with a wood burner, is perfect for the cosier moments; whilst the formal dining room is suited to host the formal occasions. The hub of the home is the triple aspect sunroom, with views directly towards the River Tavy, and over towards both the Tamar Bridge and The Royal Albert Bridge. The kitchen, a tremendous space, is finished to a high specification, and features an under-counter wine cooler for the special occasions. All three-reception room's embrace natural light, whilst framing exquisite river views. The fifth bedroom/study is ideal for those who wish to work from home or works well for multi-generational living. The ground floor is complete with a fitted utility room and an additional shower room and accesses the double garage.

Upstairs, four beautifully proportioned double bedrooms continue the sense of grandeur. The principal suite, which is well-proportioned, boasts an en-suite bathroom and dressing space, while the remaining bedrooms share a well-appointed family bathroom. Every window offers a vista of the river below.

The basement level offers a trio of versatile rooms, which could be converted to suit a prospective buyer as they so please.



Beyond the walls of this spectacular home, the grounds, circa 0.22 of an acre, extend towards the water's edge, where a private gateway opens to the shoreline. Comprising a mixture of raised terraces, lawns and two decked areas, the garden is generous in nature; and wonderful for alfresco entertainment.

Whether launching a kayak at dawn, enjoying an evening glass of wine as the sun melts into the river, or simply basking in the serenity of the Cornish landscape, Tamar Bank offers a lifestyle that is both rare and extraordinary.

Old Ferry Road follows the river past Brunel Green, home to charming cottages. The green, once featuring an open-air pool, now hosts a recreation area, boat storage, and slipways. The property enjoys easy access to Saltash's many amenities, including a variety of local shops, a Waitrose supermarket, and the China Fleet Country Club, which offers golf and leisure facilities. The area is well-served by schools, including Saltash Community School, several primary schools, and private options in Plymouth and Tavistock.

For sailing enthusiasts, Saltash has a busy yacht club with deep-water moorings, a visitor pontoon, and public slipways. Plymouth City Centre and the A38 are within easy reach, and Saltash also benefits from a railway station, a short walk from the home.

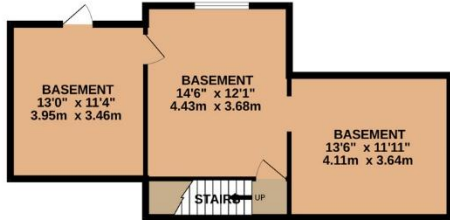




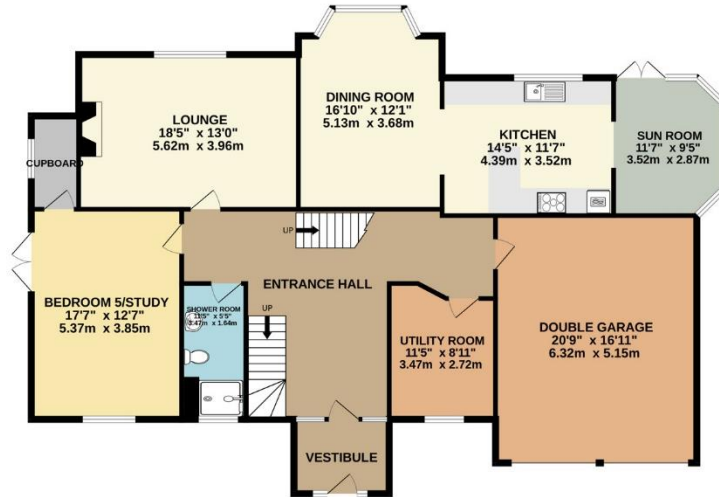




BASEMENT
523 sq.ft. (48.6 sq.m.) approx.



GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



1ST FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 3614 sq.ft. (335.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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