

# *Cliff Cottage, North Pill*



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& COUNTRY

*Saltash | Cornwall | PL12 6LJ*

*Price £1,250,000*







This is a rare opportunity to secure a landmark riverside home in one of Cornwall's most iconic landscapes.

Spanning over 5,300 sq. ft., Cliff Cottage unfolds over three floors, each designed to make the most of the river views and natural light. The ground floor offers an impressive arrangement of living and entertaining spaces. A welcoming reception hall and atrium form a recent addition to the home, having been constructed in 2020, leading to a family room, a spacious sitting room, and a large 'roundel room' utilised as a dining room with panoramic views over the Tamar.

The kitchen and breakfast room offers generous proportions and a practical layout, with solid stone countertops, enhanced by an adjacent utility room. The southern facing sunrooms run the full frontage of the property and provide additional living space and quiet retreats ideal for morning coffee, reading, or simply enjoying the river views in peace.

Upstairs on the first floor, the main accommodation includes a striking master bedroom, with en-suite and dressing room, with a bay window overlooking the garden and water beyond, along with three further double bedrooms, a family bathroom, and a home office. The upstairs has currently been set up with two of the bedrooms forming an annexe. This is perfect for multi-generational living, guests, or even self-contained rental accommodation.

The second floor features two spacious loft rooms that offer further versatility whether as bedrooms, creative studios, or work-from-home offices, of course subject to the relevant planning consents. Outside, the property offers a genuine sense of seclusion and space. The south-facing gardens are beautifully positioned to capture sunlight throughout the day, with mature planting, market gardens, and sweeping lawns, all with a backdrop of uninterrupted views across the water. This is a setting made for riverside living ideal for entertaining, relaxing, or simply soaking in the atmosphere of this special location.





The property has a connected, substantial barn, currently serving as garage/workshop space with multiple storage rooms. Excitingly, plans are being drawn up to convert this building into a 2–3-bedroom barn conversion under Class Q permitted development. Whether you wish to create additional living accommodation, a separate holiday let, or a home office/studio space, the barn presents a significant opportunity to expand and enhance the property's value and usability.

North Pill is one of Saltash's hidden gems peaceful and steeped in maritime history, yet incredibly convenient. From the property, you are just a short distance from Saltash town centre, the mainline train station, and the A38, giving quick access into Plymouth and deeper into Cornwall.

For leisure, the highly regarded China Fleet Country Club and Golf Course is just minutes away, offering state-of-the-art fitness facilities, swimming, dining, and championship golf. The surrounding countryside and riverbanks provide endless walking routes and paddle spots, perfect for nature lovers and outdoor enthusiasts.

Cliff Cottage offers something increasingly hard to find space, serenity, and a spectacular riverfront position, all within easy reach of amenities and transport links. Whether as a full-time residence, a multi-generational home, or a riverside escape, this is a once-in-a-generation opportunity to secure a truly special property in one of South East Cornwall's most captivating settings.











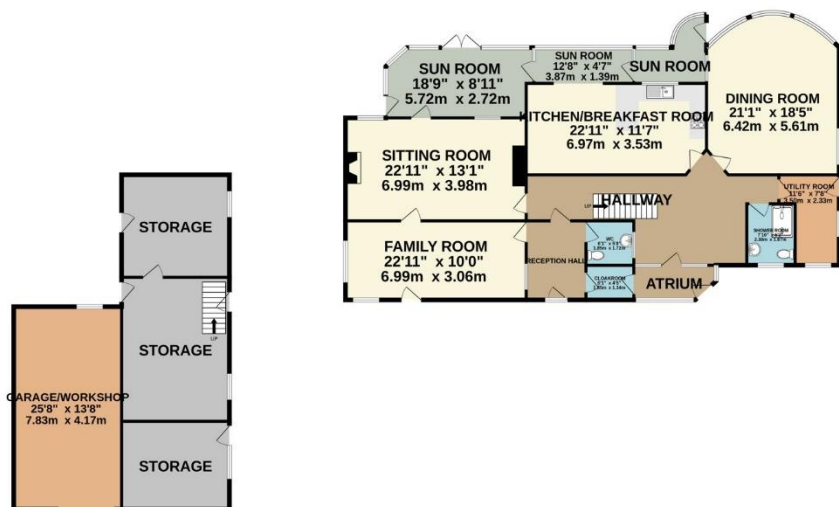
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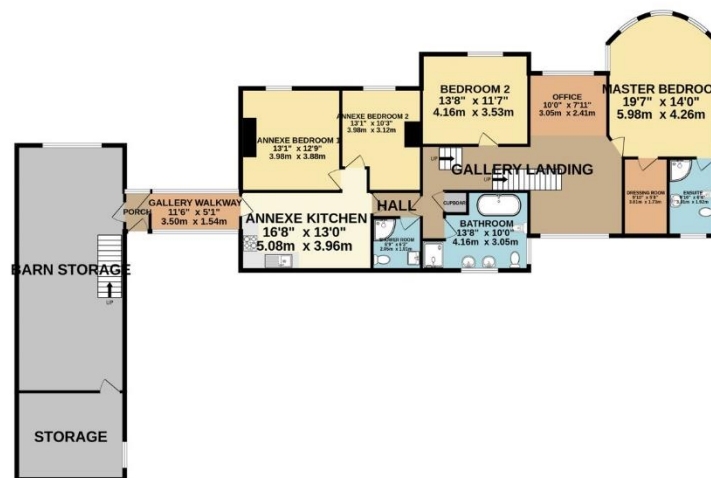




GROUND FLOOR  
2806 sq.ft. (259.5 sq.m.) approx.



1ST FLOOR  
2128 sq.ft. (197.7 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 5373 sq.ft. (499.2 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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