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## Antony, Torpoint

A three-bedroom detached home with attached one-bedroom annexe in an exceptional location with far reaching views over the River Lynher. Benefitting from a large rear garden, spacious living accommodation, and off-road parking for multiple cars, a viewing is highly recommended.

\*Kitchen/breakfast room \* Living room \* Three double bedrooms \*Attached one double bedroom annexe \*Bathroom \*Generous rear garden \*Far reaching views over the River Lynher

**Guide Price: £550,000**



The picturesque village of Antony is conveniently situated within a few minutes' drive of the coastline of Whitsand Bay, with beaches and clifftop walks, making this one of the most desirable areas to live in, with the National Trust 18<sup>th</sup> century Antony House nearby.

The village has day-to-day amenities such as a shop, pub, and garage. The parish neighbours St John and Shevioc, and is just three miles west of Torpoint.

## The Property

Door to:

UPVC porch:

Door to:

Inner lobby: Tiled floor, door to:

Cloakroom: Low level WC, wash hand basin, cupboard housing electric meters.

Kitchen/Dining room: 18ft 6 x 13ft 8. Range of modern units comprising a ceramic sink. Built in oven and hob. Worksurfaces with cupboards under. Integrated dishwasher and plumbing for washing machine. Integral door to Annex. Patio doors to outside with views of rear garden and River Lynher beyond.

Sitting Room: 29ft 1 x 14ft. Dual aspect. Two feature fireplaces, each with clome oven, one with fitted wood burner. Modern electric heater. Beamed ceiling. Stairs to first floor landing. Door with "secret" stairs to:

Attic room: Limited head room.

Bedroom One: 12ft 6 x 12ft. Panel heater. Beamed ceiling. Painted floorboards.

Bedroom Two: 14 ft 9 x 11ft (plus recess). Panel heater. Beamed ceiling.

Bedroom Three: 15ft x 9ft 10. Picture window with open countryside views across River Lynher.

Bathroom: Modern suite comprising freestanding bath, double shower cubicle, wash hand basin, WC.

## Annex

This has been used as a successful Air BNB historically.

Porch: Door to:

Kitchen/Diner: Panel heater. Sink unit with cupboards under. Steps up to:

Double bedroom: Door to:

En-suite shower room: Corner shower, wash hand basin, low level WC.

## Outside

The property benefits from off-road parking for multiple cars. Electric charging point. Gate to good-sized level rear garden, predominantly laid to lawn with extensive paved patio, flower beds and a vegetable plot. Substantial wooden garden fencing.



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**Annexe:**





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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract