

# Cross Keys Estates

Opening doors to your future



Hestia 6 Hounster Drive  
Torpoint, PL10 1BZ  
Guide Price £335,000 Freehold



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\*\* Guide Price £335,000 to £350,000 \*\*

Cross Keys Estates are really pleased to present for sale this fabulous link detached family home nestled on a hillside rural location by the highly desirable waterside village of Millbrook with all the mains amenities you need, this property is also in walking distance to Kingsand, Cawsand and Whitsand Bay. The location of this property makes it a fantastic location to raise a family or to enjoy retirement making this a virtually perfect home for all ages. The spacious and well appointed accommodation comprises of a front porch, reception hallway, utility room, ground floor cloakroom, large sitting room, good size fitted kitchen diner and a magnificent large conservatory to the rear. On the first floor, there are four generous sized double bedrooms and the family bathroom. This property has rural and river views with horses and sheep grazing in nearby fields. The rear garden is tiered and has several shaded seating

- Wonderful Rame Peninsula Location
- Four large double Sized Bedrooms
- Large Light & Airy Lounge, Rural Views
- Great Size Conservatory To The Rear
- Front Garden, Ample Off Road Parking
- Lovely Link Detached Family Home
- En-Suite shower, Family Bathroom
- Fitted Kitchen / Dining Room, uPVC Dg
- Tiered Rear Garden With Paved Terrace
- Early Viewing Advised, EPC = E44



## Cross Keys Estates

As a leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call.

## Rame Peninsula

Cornwall's famous coastline is the real draw for many who travel to the South West year-on-year to experience the wonderful sandy beaches, clamber among the natural landscapes and soak up those scenic views. Millbrook on Cornwall's southern coast combines all the best bits of the Duchy into one: an excellent coastline, parkland and wildlife lake; beautiful countryside, nearby City of Plymouth connected via the Cremyll foot passenger Ferry, local historical houses such as the Mount Edgcombe Country Park and wonderful walking and cycling. In a Area of Great Landscape Value the village of Millbrook is in close proximity to nearby beaches and is perched on the edge of a fantastic lake, home to a variety of waterfowl & ideal for a gentle stroll around. The Millbrook coast on the Rame Peninsula has a wealth of sandy beaches for visitors to explore. Head to the coast to take in breath taking views and sink your feet in the sandy shore. In Millbrook village, you can find amenities such as a fish & chip shop, public houses, a café, & convenience stores, doctors surgery, primary Schools & a Pre School. Millbrook even boasts its own Football Club with members social club. Cobbled together on the banks of the River Tamar is the town of Torpoint. It's perched opposite Plymouth, with views across the water to this Devonian city, and you can get the Torpoint Ferry across to Plymouth for a day out. Once you make it across to Plymouth there is much to keep you entertained with family-friendly attractions, the Hoe, shops, pubs and bars, and green open spaces to visit. Head to the National Marine Aquarium, Plymouth Pavilions, Drake Circus, Saltram House and Park, Smeatons Tower, or even take a trip to Dartmoor Zoo.

## Entrance Porch

Window to side, window to front, window to rear, double glazed door, door to:

## Reception Hallway

17'2" x 5'0" (5.22m x 1.52m)

Stairs, door to:

## Sitting Room

20'5" x 11'7" (6.22m x 3.54m)

Window to front, window to side, fireplace, sliding door, door to:

## Dining Room

9'5" x 11'7" (2.87m x 3.54m)

Double glazed sliding door, door to:

## Conservatory

Bay window to side, two windows to side, window to rear, double glazed door, double glazed double door.

## Kitchen

9'5" x 10'3" (2.87m x 3.12m)

Window to rear.

## Utility Room

10'4" x 8'1" (3.14m x 2.47m)

Door to:

## Landing

Window to side, door to:

## Principle Bedroom

14'7" x 11'6" (4.44m x 3.50m)

Window to front, two wardrobes, two double doors, door to:

## Bedroom 2

11'1" x 11'6" (3.38m x 3.50m)

Window to rear, door to:

## En-suite Shower Room

Open plan, door to:

## Bedroom 3

11'8" x 10'1" (3.55m x 3.08m)

Window to front, door.

## Bedroom 4

6'3" x 12'1" (1.90m x 3.68m)

Window to rear, wardrobe, sliding door, door to:

## Family Bathroom

Window to side, door to:

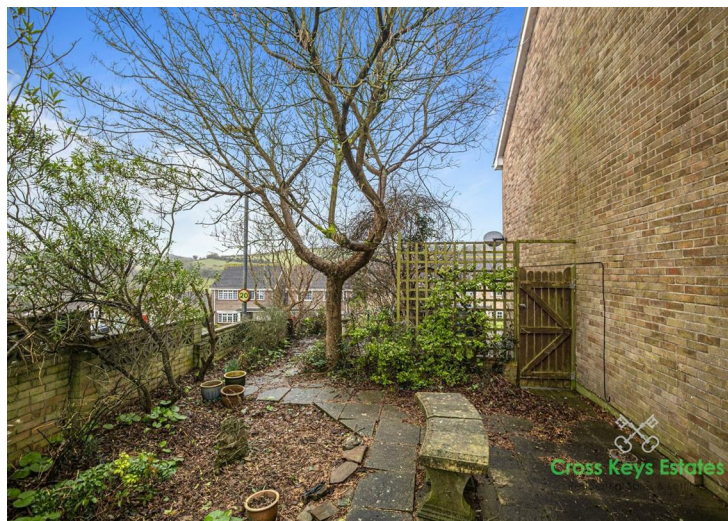
## Gardens

## Lettings Department

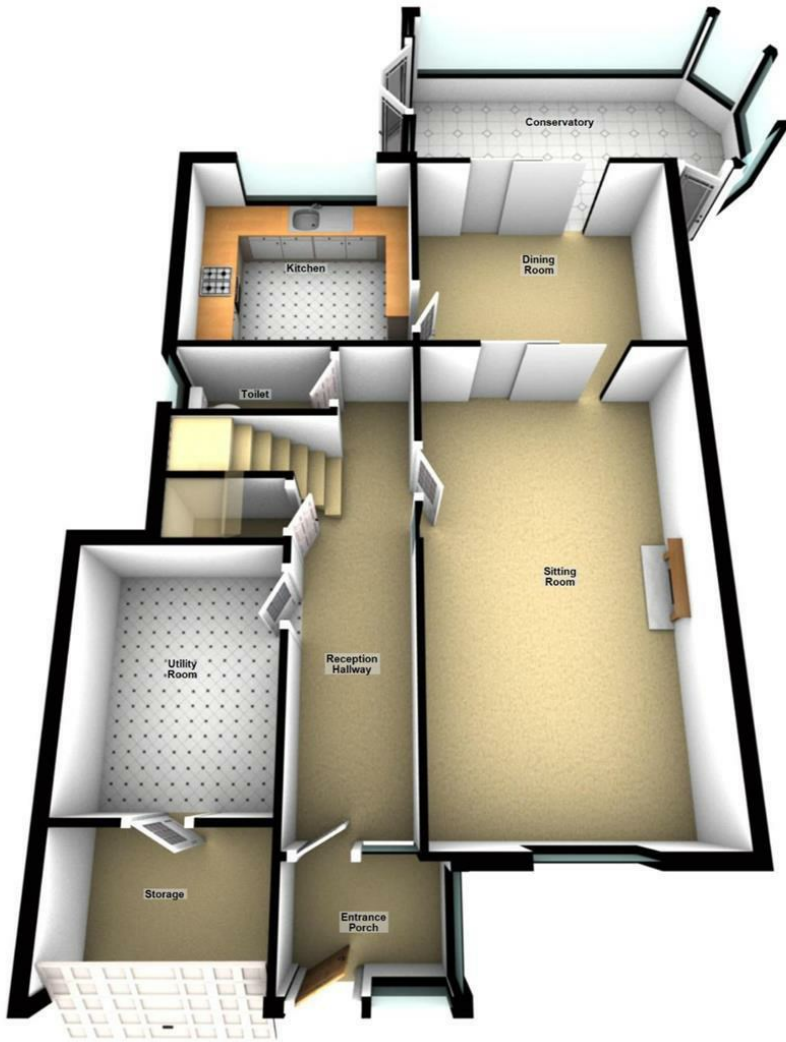
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Lettings Manager on 01752 500018

## Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



Ground Floor



First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		44	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Council Tax Band D**



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