



# Cross Keys Estates

Opening doors to your future



  
**Cross Keys Estates**  
Residential Sales & Lettings



1 Lynher Bungalows  
Torpoint, PL11 3AD  
Guide Price - £140,000 - £160,000 Freehold



## 1 Lynher Bungalows, Torpoint, PL11 3AD

Guide Price £140,000 Freehold

\*\* Guide Price £140,000 - £160,000 \*\* CASH BUYERS - Cross Keys Estates are delighted to present to the market this charming semi detached wooden bungalow set in the beautiful village of Antony within proximity to Whitsand Bay, a stretch of golden sandy beaches. The village has a local pub and is close to neighbouring town of Torpoint where you can find further amenities such as supermarkets, health centre, cafes and marina. Antony is a really good location for anyone looking to explore all the delight that Cornwall has to offer, the local main attraction being Antony House & Estates. The accommodation comprises entrance vestibule, sitting room, fitted kitchen/diner, garden or craft room, two ample size bedrooms and a shower room. Heating is provided by either electric wall heaters or the gas fire and the property is double glazed. This bungalow has a real charm and appeal, when you go inside it feels warm and loved. To the rear of the property is a lovely enclosed terrace garden with pretty planting and a large storage shed / workshop. This property is only suitable to cash buyers due to the construction of the property as most high street lenders will not lend on timber constructions.

- Fantastic Two Bedroom Bungalow
- Lovely Rural / Country Location
- Two Good Sized Double Bedrooms
- Pretty Enclosed Rear Garden
- Cash Buyers Due To Construction Type
- Immaculately Presented Throughout
- Sitting Room, Kitchen / Diner
- Garden / Craft Room, Shower Room
- Gateway To Exploring Cornwall
- Early Viewing Advise, EPC = F34



## Cross Keys Estates

As one of Plymouth and the surrounding areas' 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, you will not be disappointed.

### Antony

This property is located in the small rural village of Antony just outside of Torpoint in the county of Cornwall. Antony House and estate is the main attraction in the area as the house is a Grade I listed building. The house overlooks the River Lynher. It was built for Sir William Carew, 5th Baronet between 1718 and 1724, and ever since has continued as the primary residence of the Carew family, who have owned the estate since the mid-16th century. Sir John Carew Pole gave the house and formal gardens into the care of the National Trust in 1961, on the understanding that the family could continue to reside there. The house and gardens are open to the public between March and October.

The grounds were landscaped by Georgian garden designer Humphry Repton and include the formal garden with the "National Collection of Day Lilies".

Filming for the 2010 Disney film production of Alice in Wonderland, directed by Tim Burton, took place in the grounds of Antony House in September 2008. The estate was also used as a location for a Rosamunde Pilcher TV movie by German company ZDF with director Dieter Kehler.

### Torpoint

Torpoint, or as it is known in Cornish Penntorr, is a town and civil parish on the Rame Peninsula in southeast Cornwall, England. It is situated opposite the city of Plymouth across the Hamoaze which is the tidal estuary of the River Tamar. Torpoint had a population of around 8,500 and has two electoral wards also Torpoint East and Torpoint West. Torpoint is linked to Plymouth (and Devonport) by the Torpoint Ferry. The three vessels that operate the service are chain ferries – that is, they are propelled across the river by pulling themselves on fixed chains which lie across the bed of the river. The journey takes about seven minutes however there is normally a waiting time of approximately 20 minutes to board the ferry. It is said that Torpoint's name is derived from Tar Point, a name given because of the initial industry on the west bank of the Hamoaze. However, this is actually a nickname given by workers, Torpoint meaning "rocky headland". Torpoint is an eighteenth-century planned town. The grid-based design for the town was commissioned by Reginald Pole Carew in the Parish of Antony in 1774. His family continue to have a strong influence in the area, having become the Carew Poles in the twentieth century, and still reside at their family seat, Antony House.

Due to the presence of Devonport Dockyard, the town grew as Dockyard workers settled there. The establishment of the Royal Navy's main training facility, HMS Raleigh also increased the population of Torpoint. Educational institutions in Torpoint include Torpoint Infant School – a medium-large infant school, Carbeile Junior School – a large primary school and Torpoint Community College, a small secondary school. Sport and leisure, Torpoint has a non-league football club, Torpoint Athletic F.C., which plays at The Mill. Torpoint is twinned with Benodet (Benoded) in Brittany, France.

### Entrance Vestibule

#### Sitting Room

11'3" x 14'8" (3.44m x 4.47m)

#### Rear Hallway

#### Kitchen/Diner

8'7" x 11'11" (2.61m x 3.62m)

#### Garden/Craft Room

8'4" x 6'11" (2.53m x 2.12m)

#### Primary Bedroom

11'3" x 15'0" (3.44m x 4.58m)

#### Bedroom 2

8'7" x 15'0" (2.61m x 4.58m)

#### Shower Room

#### Lettings Department

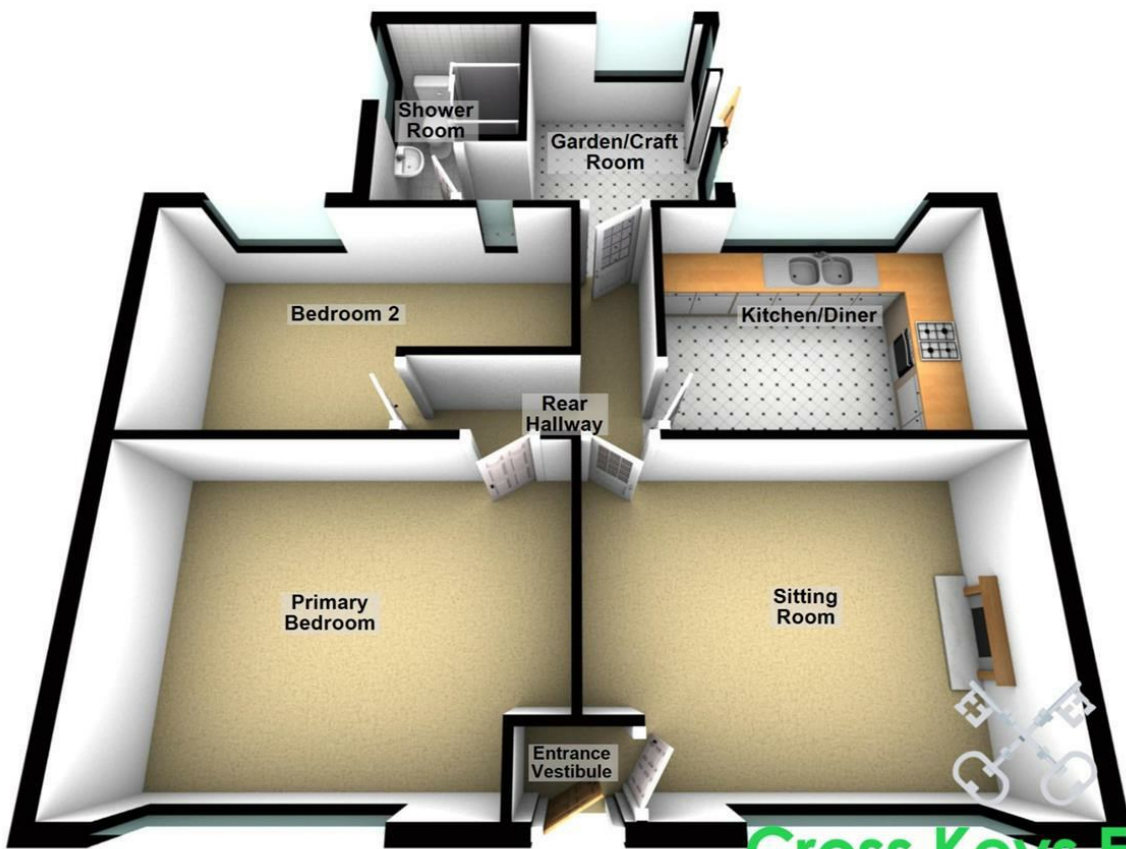
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

#### Financial Services

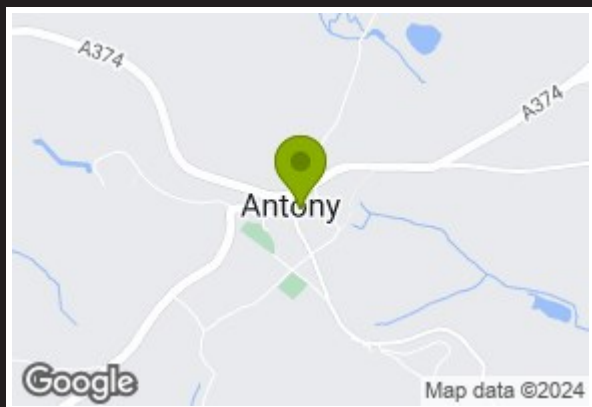
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		34	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>			75
(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 A**



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