



29 The Fort, Cawsand, Torpoint, Cornwall, PL10 1PL

Guide Price £500,000



Set within the historic walls of Cawsand Fort, this remarkable apartment occupies part of one of Lord Palmerston's coastal defences. Built between 1858 and 1863 to safeguard Plymouth Sound from the threat of invasion, the fort stands as a powerful reminder of Victorian engineering and military strategy. Today it forms an exclusive residential development that combines monumental architecture with some of the most impressive coastal views in Cornwall. The apartment enjoys a prime east facing position directly above Kingsand and Cawsand, looking out across the breakwater, Plymouth Sound and the sweeping shoreline of Bovisand, with the distinctive shape of the Mewstone visible in the distance.

The interior has been arranged to make the most of these uninterrupted sea views. The large lounge and dining area stretches the full width of the apartment, benefitting from a feature fireplace, and its broad windows drawing in the early light and framing the ever changing panorama of the water. A sliding door leads to the balcony, creating the perfect retreat for watching sunrise, spotting passing boats or simply enjoying the steady rhythm of the tide. A second sitting room sits just off this space, offering another peaceful outlook toward The Sound. The kitchen lies to the side of the main reception areas, well positioned for both everyday living and entertaining. Three comfortable bedrooms branch from the central hallway, including a generous principal bedroom with ensuite and a second bedroom that opens to a private balcony overlooking the coastline. The layout flows with a natural ease, and each room feels closely connected to the surrounding landscape.

A private garage with power adds secure parking and welcome storage space for boards, bikes and beach gear. The communal gardens are thoughtfully maintained and give residents a lovely place to sit out, enjoy a barbecue with neighbours or leave wetsuits to dry in the fresh coastal air after a day exploring the shoreline.

Cawsand Fort itself remains rich in historic character, with remnants of granite gun platforms, vaulted underground magazines and the robust limestone structure of the original fort woven into the development. Residents enjoy landscaped communal grounds and a strong sense of community, shaped by careful stewardship and recent improvements that include the connection to mains drainage and the acquisition of the freehold. A discreet route known locally as the Duck Steps provides quick access to the heart of Cawsand, where narrow streets lead to welcoming pubs, cafés and independent shops. Neighbouring Kingsand offers its own colourful cottages, sheltered beaches and the timeless charm of a traditional fishing village.

Beyond the villages lies the wider Rame Peninsula, often described as Cornwall's Forgotten Corner. This Area of Outstanding Natural Beauty is known for its wild coastline, wooded valleys and peaceful beaches. The South West Coast Path runs along the edge of the peninsula, offering miles of breathtaking walking, while the expansive grounds of Mount Edgcumbe lie within easy reach. A seasonal passenger ferry connects to Plymouth, making the area ideal for those seeking coastal tranquillity with convenient access to city amenities.

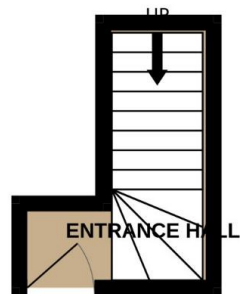
Lease Information: We understand the apartment is held on a sharing freehold with each flat/apartment owns a share of the lease. The lease 963 years remaining and subject to a service charge of approximately £1,100 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



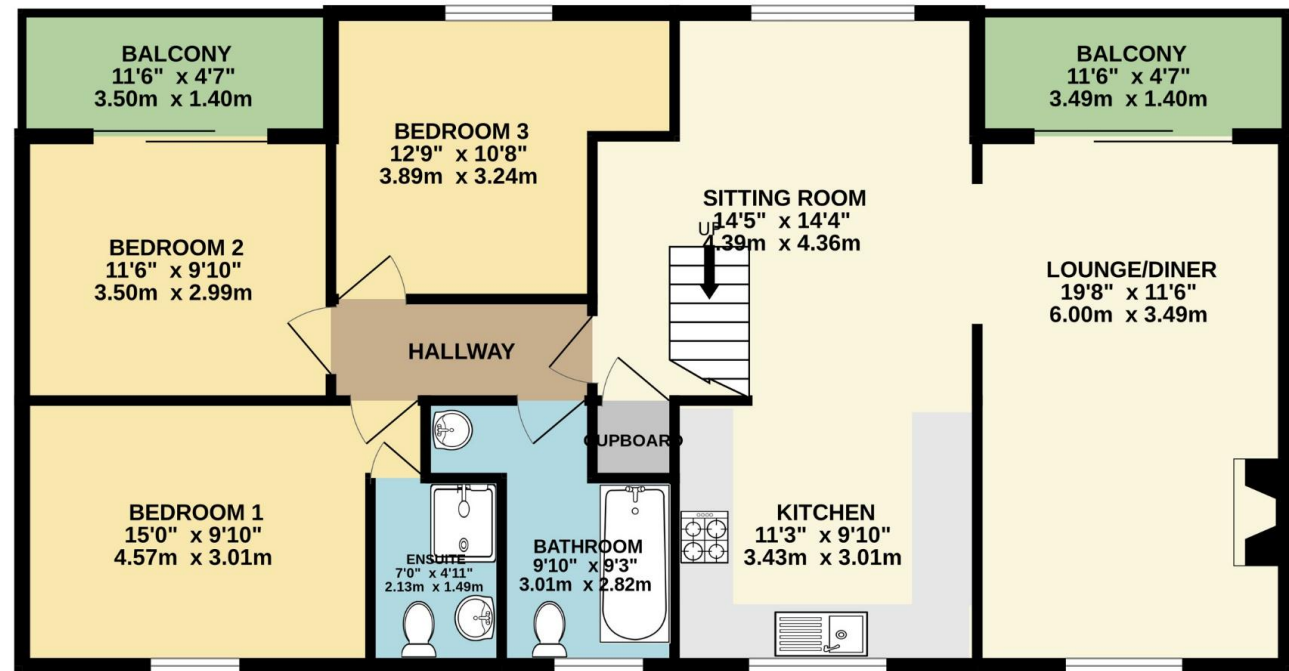
To view this property call Lang Town & Country Estate Agents on **01752 200909**



GROUND FLOOR
50 sq.ft. (4.7 sq.m.) approx.



FIRST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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