

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

APARTMENT 5 THE BAY, CAWSAND, TORPOINT, CORNWALL, PL10 1PG

PRICE GUIDE £800,000





COMMANDING "WORLD CLASS" VIEWS OVER THE SHELTERED WATERS OF PLYMOUTH SOUND ON THE GLORIOUS CORNISH RIVIERA - A spacious and luxurious apartment in an exclusive and iconic beachside development (of 9), only yards from the waters edge in one of Cornwall's most picturesque coastal villages. About 1245 sq ft, 32' O/P Living Room/Kitchen, Master Bedroom with Ensuite Shower/WC, 2 Further Double Bedrooms, Family Bathroom, Energy Efficient Features, Secure Garage, Kayak/Watersports Store, Bespoke Kitchen with Miele Appliances, Indulgent Bath/Shower Rooms with Villeroy and Boch Sanitary ware. Currently Successfully Holiday Let. EPC RATING - B.

PLYMOUTH 11 MILES, WHITSAND BAY 2 MILES, LOOE 14 MILES, FOWEY 30 MILES, EXETER AIRPORT 55 MILES



LOCATION

Aptly named, The Bay is located in a spectacular setting in one of the most beautiful parts of England. It lies immediately adjacent to the waters edge in the picturesque village of Cawsand, the entire village is a designated Conservation Area and directly adjoins the sheltered and crystal clear waters of Plymouth Sound.

Steeped in history, Cawsand together with its neighbour Kingsand are the quintessential Cornish seaside villages intertwined by narrow streets with "chocolate box" fisherman's cottages. The South West Coast Path can be accessed nearby and from here one can enjoy views across the bay to Fort Picklecombe, the Mount Edgumbe Estate, Plymouth Breakwater, the City of Plymouth and Dartmoor on the horizon. The constant passage of commercial, naval and pleasure craft around the bay and in the entrance to Plymouth harbour, makes this an extraordinary, distracting and inspirational outlook. For those with boating interests there are a wide range of marinas around Plymouth's waterfront to suit all types of craft.

The villages of Kingsand and Cawsand both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies on the edge of the village.

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (8 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (44 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 30 miles to the west and the famous surfing beach of Polzeath is just over a 1 hour drive.







DESCRIPTION

The Bay comprises an exclusive courtyard of just nine apartments recently constructed to an exceptionally high specification in this fabulous maritime setting and providing the ultimate luxurious seaside lifestyle, combined with cutting edge contemporary features, designed to appeal to the most discerning of home owners. The property is currently used as a private second home and is also successfully let through Airbnb, the property is also suitable for full time owner occupation as a primary residence and is available furnished and equipped (subject to negotiation and excluding personal items).

Apartment 5 extends to about 1245 sq ft and has it's own private entrance with video entry system - the accommodation briefly comprises - Reception Hall with Laundry/Utility Cupboard, 32' O/P Living Room/Kitchen with triple Velux balcony windows, bespoke Kitchen area with quartz worksurfaces and Miele appliances, Master Bedroom with twin Velux balcony windows and Ensuite Shower/WC, 2 Further Double Bedrooms and Family Bathroom.

The apartment benefits from the balance of an ICW 10 year Build Warranty. Features include - Bespoke Kitchen by Simply Kitchens with quartz worksurfaces from Mayflower Stone and Miele integrated appliances including fridge, freezer, ceramic hob, extractor, oven, combination microwave/grill, wine cooler, dishwasher, washing machine, tumble dryer and Quooker boiling tap. LED Lighting, Double Glazing and Daikin Air Source Heat Pump serving the multi-zoned underfloor heating. Luxurious Bathroom Suites with Villeroy and Boch vanity units, wash basins, baths, mirrors and brassware for all basin taps, shower heads and valves.

OUTSIDE

Secure garage with allocated parking space and remote control door. Within the communal garage there is a bin store and space (subject to availability) for kayak/watersports paraphernalia. From the garage there is a lift and stairs to all floors.

The beautiful beach and rockpools are accessed immediately from the property and the sheltered bathing waters are renowned for their abundance of marine flora and fauna.

EPC RATING - B, COUNCIL TAX BAND - E

TENURE

The property is sold with a 999 year lease (Commenced in 2020). The ground rent is £200 per annum and the service/maintenance charge for last year was £328.03.

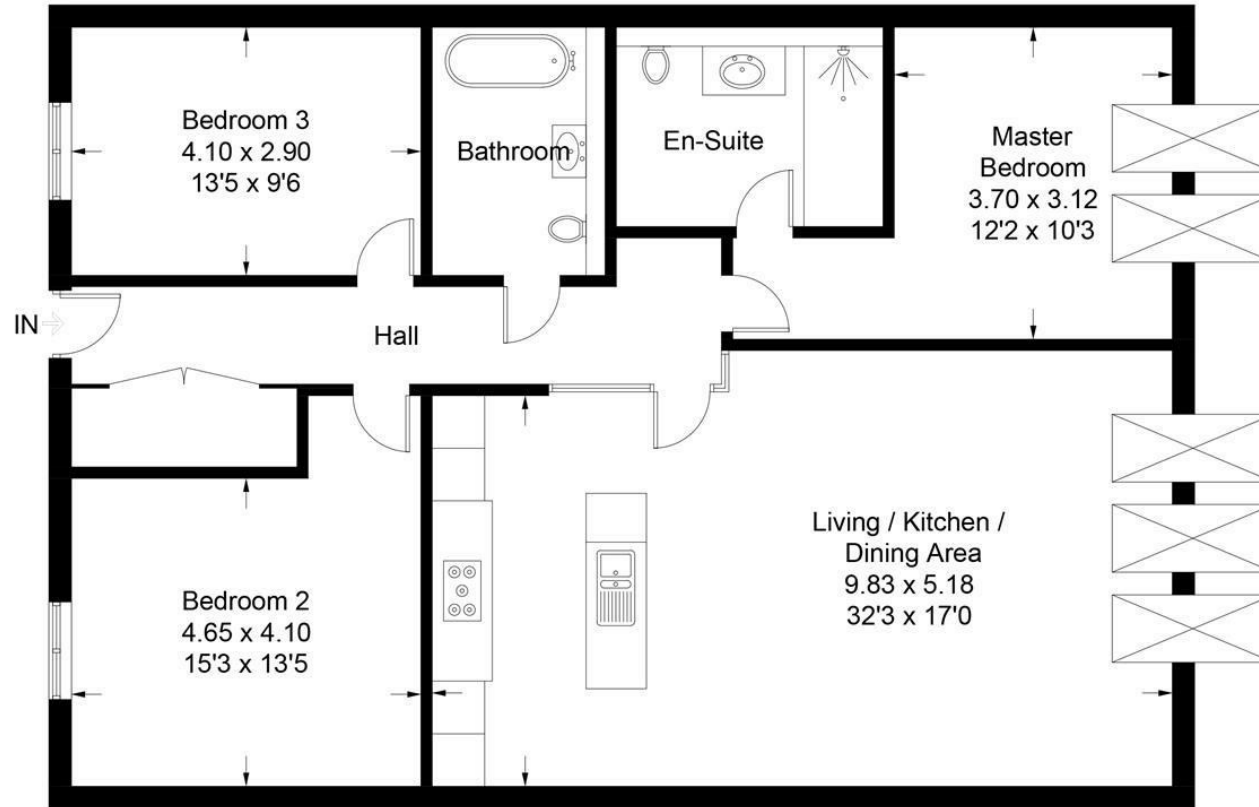
DIRECTIONS

Using Sat Nav - Postcode PL10 1PG



Apartments 5, The Bay

Approximate Gross Internal Area = 115.74 sq m / 1245.8 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID637955)

These particulars should not be relied upon.