

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

BEACH HOUSE LODGE PORTWRINKLE, TORPOINT, PL11 3BP

OFFERS IN EXCESS OF £750,000







The quintessential beach chalet, privately positioned close to the beach and harbour, in an enviable south facing location and commanding dramatic panoramic sea views as far as The Lizard in the distance. 446 sq ft, Sitting Room with woodburner, Kitchen/Dining/Family Room, 2 Bedrooms (1 with luxury bath), Shower Room/WC, Extensive Sea Facing Decks, Gardens, Private Parking, Holiday Use.

BEACH AND HARBOUR 250 YARDS, DOWNDERRY 4 MILES, SALTASH 12 MILES, PLYMOUTH 18 MILES, KINGSAND/CAWSAND 6 MILES, EXETER 61 MILES





## LOCATION

Beach House Lodge is situated in a completely private south and west facing position on the edge of the historic old fishing village of Portwrinkle, with a beach cafe, a harbour (with kayak and dinghy storage by permit) and two small beaches.

Portwrinkle is home to the Whitsand Bay Golf Club and lies on the beautiful south west coast path, just to the west of Plymouth and east of Looe, in an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. Neighbouring Craffhole village has a community shop/post office, active community hall with social activities and nursery/playgroup. The village of Anthony (3 miles), has a popular primary school (rated "Good" by Ofsted), also within the catchment area of two Plymouth grammar schools, with their excellent reputation. There are a much wider range of facilities available in the riverside town of Torpoint with its sailing club and deep water moorings.

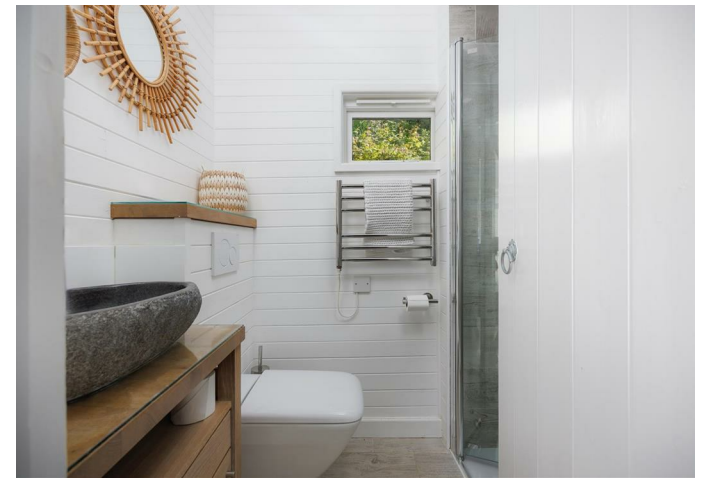
The broad sweep of Whitsand Bay boasts over three miles of golden sands with seasonal RNLI Lifeguards and the crystal clear waters are renowned for bathing, surfing, kayaking and all manner of watersports. Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. Tregonhawke and Treninnow Cliff lie within an Area of Great Landscape Value and is also a designated County Wildlife Site.

Nearby the villages of Kingsand and Cawsand (5 miles) 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 which can be accessed only about 600 metres south of the property. 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 only 7 miles distant.

The town of Saltash has a long waterfront with deep water moorings on the River Tamar and a Waitrose store on its northern outskirts. The city of Plymouth with its historic Barbican and beautiful waterfront and marinas lies within commuting distance. The mainline railway station can be accessed at St. Germans (4 miles) providing an excellent commuting facility (Plymouth - London Paddington 3 hours).











## DESCRIPTION

Beach House Lodge represents truly unique opportunity to purchase a holiday chalet situated in a prime beachside location on the Cornish Riviera. From this elevated position the property commands an extraordinary south and west facing prospect over Finnygook Beach, the sheltered coastal waters of the English Channel and even as far as Dodman Point and The Lizard on the horizon.

The property has been used as a private second home and as a very successful high quality holiday let through Unique Homestays (income details available upon request). A Lawful Development Certificate allows for use as a holiday chalet, dated 22nd October 2015 under planning application number PA15/08361.

The chalet is in the log cabin style extending to about 446 sq ft and has full double glazing together with a wide verandah providing shade and shelter during inclement weather.

The 10' Sitting Room has a wood burner and a dual aspect with two super sea views. Opening to 15' Open Plan Kitchen/Dining/Family Room with fitted kitchen area

The 12' Principal Bedroom has a stunning Witt and Berg polished nickel bath carefully positioned to take advantage of the fabulous views together with a bay window with French doors to the wide verandah. In addition there is also a single bedroom with bunk beds and a contemporary shower room/wc.

The property really is the perfect luxurious hideaway coastal retreat.

## OUTSIDE

The property has parking for 2 cars. From here a flight of steps rise along the coastal contour to the property itself. Adjacent to the chalet there are extensive, level decked areas together with a 22' wide Verandah providing the perfect spot for alfresco dining, entertaining and simply enjoying the dramatic seascape and coastal landscape. There is a further level lawn again with a fine west aspect along the Cornish coastline together with natural areas which are host to an abundance of natural flora and fauna.

EPC RATING - EXEMPT, COUNCIL TAX BAND - A

SERVICES - Shared Borehole Water, Shared Private Drainage, Mains Electricity.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3BP - upon reaching the village, pass the entrance to the golf club and hotel on the right and the entrance and parking for Beach House Lodge will be found next on the left.



# Beach House Lodge, Portwrinkle

Approximate Gross Internal Area = 41.4 sq m / 446 sq ft

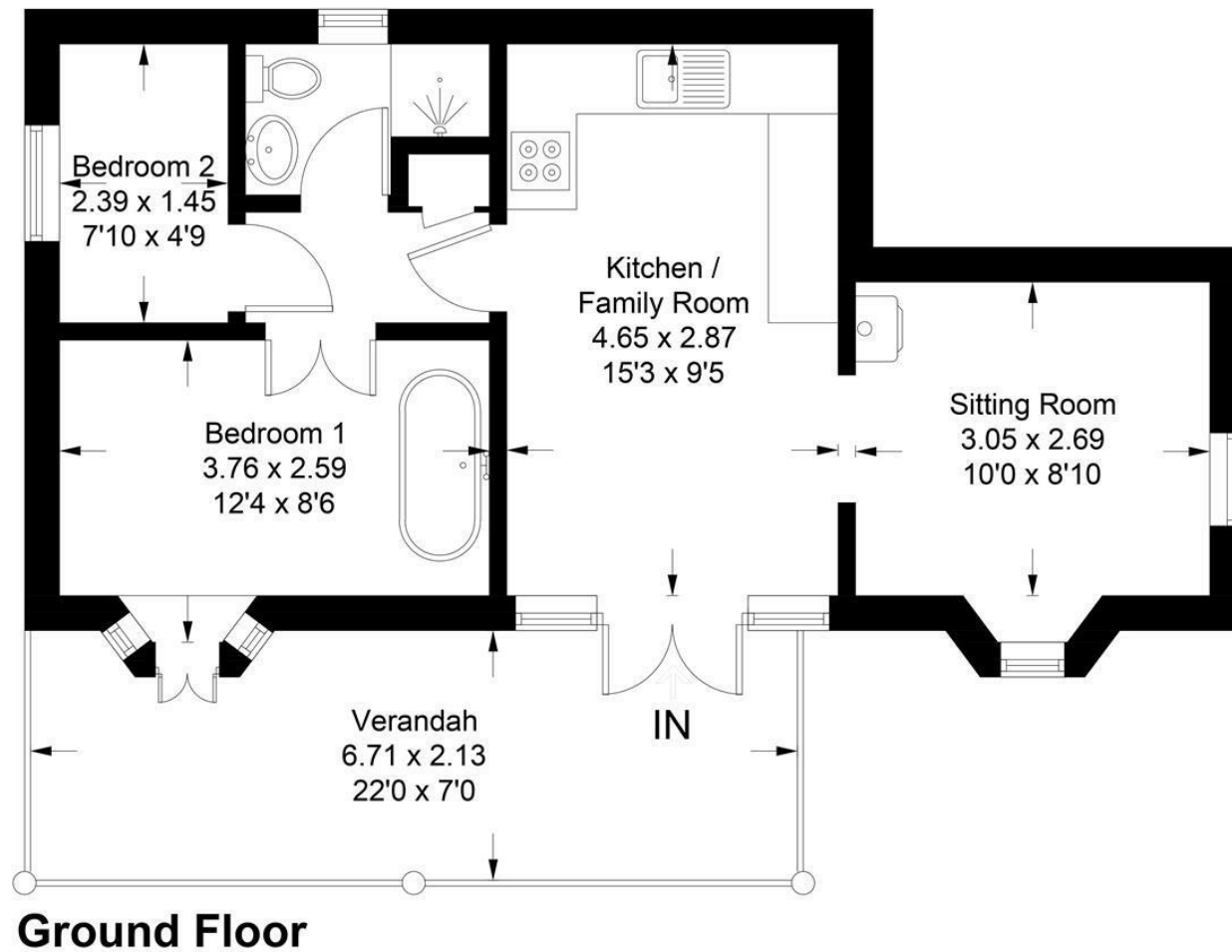


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076650)

These particulars should not be relied upon.