

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TREGONY, FIELD 4, FREATHY, TORPOINT, CORNWALL, PL10 1JR

OFFERS IN EXCESS OF £500,000





Commanding a stunning prospect over the coastal hinterland and the azure blue waters of Whitsand and Looe Bay a detached chalet in an enviable, private and traffic free location on the Cornish Riviera yet only 0.5 mile from Freathy Beach. About 1266 sq ft, 22' Sitting Room with wood burner, 21' Conservatory/Dining Room, 13' Kitchen, 3 Bedrooms (1 Ensuite), Shower Room/WC, Utility Room, Parking, Shed, Gardens.

CLOSE TO THE BEACH, LOOE 14 MILES, PLYMOUTH 7 MILES, KINGSAND/CAWSAND 3 MILES



LOCATION

Tregony is located in an enviable position forming part of a small cluster of beach chalets and cabins (7 including Tregony) within Field 4 and close to the outstandingly beautiful Freathy Cliff. The extraordinary panorama encompasses glorious views over the unspoilt coastal hinterland and the sparkling coastal waters of Whitsand and Looe Bay with Dodman Point on the horizon. Nearby amenities include the award winning "The View" restaurant and two beach cafes.

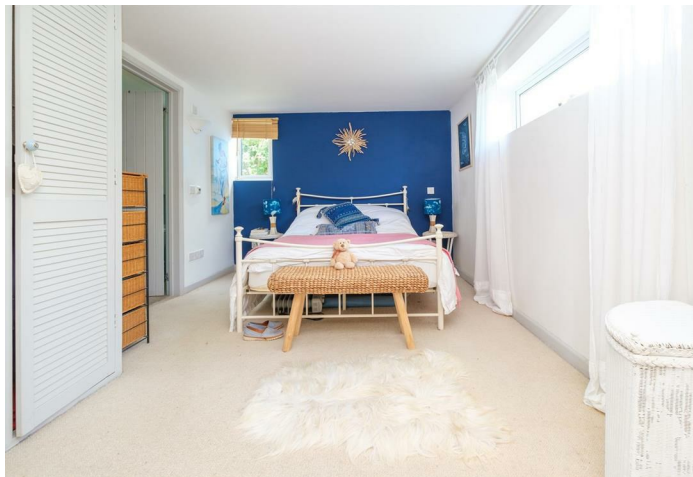
The constant passage of commercial, naval and pleasure craft around Whitsand Bay approaching the entrance to Plymouth Sound, makes this an extraordinary, distracting and inspirational outlook.

Whitsand Bay is a haven for those who enjoy the natural ambience of this unspoilt coastline and for those who participate in water sports there is surfing, bathing, snorkelling and even scuba diving on the artificial reef created by the sinking of HMS Scylla. The ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef. Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life. Whitsand and Looe Bay are officially designated Marine Conservation Zones noted for the abundance of marine flora and fauna. Freathy Cliff lies within an Area of Great Landscape Value and is also a designated County Wildlife Site.

Nearby Portwrinkle (4.5 miles) 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. The village of Anthony (3 miles), has a popular primary school, 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 town of Saltash has a Waitrose store on its northern outskirts and the city of Plymouth with its historic Barbican and beautiful waterfront 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

Tregony comprises a detached chalet which perfectly captures the charm and essence of near beachside living, currently used as a primary residence the property would be equally suited for use as a second home or holiday let given the nature of the seaside location.

The property will be found to be well presented and offers accommodation extending to about 1266 sq ft. Heating is via a wood burner together with electric radiators and an air heating/cooling unit.

The layout is demonstrated by reference to the floorplan and briefly comprises - Entrance porch opening to the 22' sitting room with open fireplace housing a wood burner on a slate hearth, a window and French doors enable superb views to the west over country and sea. The 21' conservatory/dining room has a triple aspect with access to the front garden and courtyard providing fabulous entertaining space. The 13' kitchen with wonderful views has ranges of worksurfaces with built in cabinets and LPG gas hob and oven.

The 16' master bedroom has a modern ensuite bathroom and there are two further bedrooms each of generous proportions. There is also a family shower room/wc together with a utility room.

OUTSIDE

A private lane leads to Field 4, Freathy serving just seven chalets and providing a peaceful traffic free environment. In turn this leads to a private drive providing level parking for two cars and in turn leading to the shed. The front garden has a timber decked and gravelled seating area with various mature shrubs and flower beds and superb south and west views over open countryside to the sea. On the south side, adjacent to the conservatory there is an enclosed and sheltered courtyard patio garden again with various flowers and shrubs and backing onto open fields with views across the Rame Peninsula Area of Outstanding Natural Beauty. A path from the property leads to Freathy Cliff and the beach (about 0.5 mile).

EPC RATING - E, COUNCIL TAX BAND - A

Mains water and electricity. Private drainage. Superfast Fibre Broadband available.

DIRECTIONS

Using Sat Nav - Postcode PL10 1JR - on the B3247 for Millbrook, pass Tregantle Fort on the right, continue past the right hand turn for Whitsand Bay and in a short distance take the next right, after just over half a mile turn right onto the private lane.

NOTE

Tregony is Freehold, there is an £85 per annum maintenance charge to cover the groundsman.



Tregony

Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft

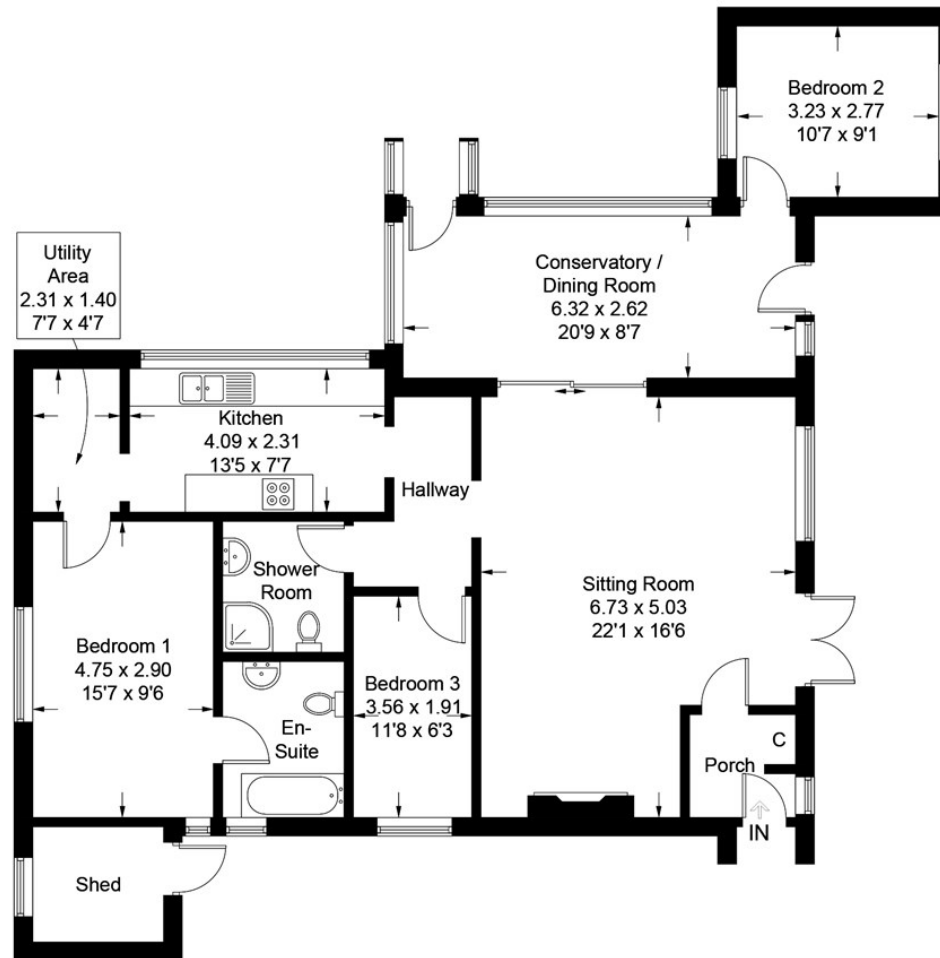


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID636814)

These particulars should not be relied upon.