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ROCK HOLLOW TREGONHAWKE, MILLBROOK, TORPOINT, PL10 1JX

PRICE GUIDE £625,000





COMMANDING AN EXTRAORDINARY 180 DEGREE PANORAMA OVER THE AZURE COASTAL WATERS OF WHITSAND BAY - A detached seaside chalet only a short walk from Tregonhawke Beach and available on the open market for the first time in 50 years. About 496 sq ft, 20' Sitting/Dining Room, Kitchen, 3 Bedrooms, Shower/WC, Freehold, Suit Owner Occupation or Holiday Let.

CLOSE TO THE BEACH, KINGSAND/CAWSAND 3 MILES, LOOE 14 MILES, PLYMOUTH 22 MILES, FOWEY 34 MILES



LOCATION

THE GLORIOUS CORNISH RIVIERA - Rock Hollow enjoys a much coveted seaside location on Whitsand Bay. The extraordinary panorama encompasses views including the iconic landmarks of Rame Head to the east, the Eddystone Lighthouse on the horizon and westerly views to Looe including Looe Island, Hannafore Beach and extends as far as Dodman Point and The Lizard on a clear day.

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. 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.

Within the eye line of the property diving trips to HMS Scylla can be seen, 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. 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 (2 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. The Mount Edgcumbe 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.

Portwrinkle (4.5 miles) is home to the Whitsand Bay Golf Club. 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.

The town of Saltash has a long waterfront with deep water moorings and a Waitrose store on its northern outskirts and 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

Rock Hollow comprises a detached freehold chalet which occupies a prized south facing position on Tregonhawke, this convenient yet private position enables straightforward access from the road and to the beach. The property has been in the same family ownership for 50 years and was rebuilt in 2007 to the building regulations at that time. The chalet has full double glazing with a wood burner and electric panel heaters. Currently used for as a private second home for family use, the property is equally suited to full time owner occupation or for holiday letting purposes.

The accommodation extends to about 496 sq ft and briefly comprises - 20' Sitting/Dining Room with wood burner, sea views and sliding patio door to terrace, open plan to the Kitchen again with sea views - Principal Bedroom with sea views - 2 Further Bedrooms - Wetroom Shower - Separate WC.

OUTSIDE

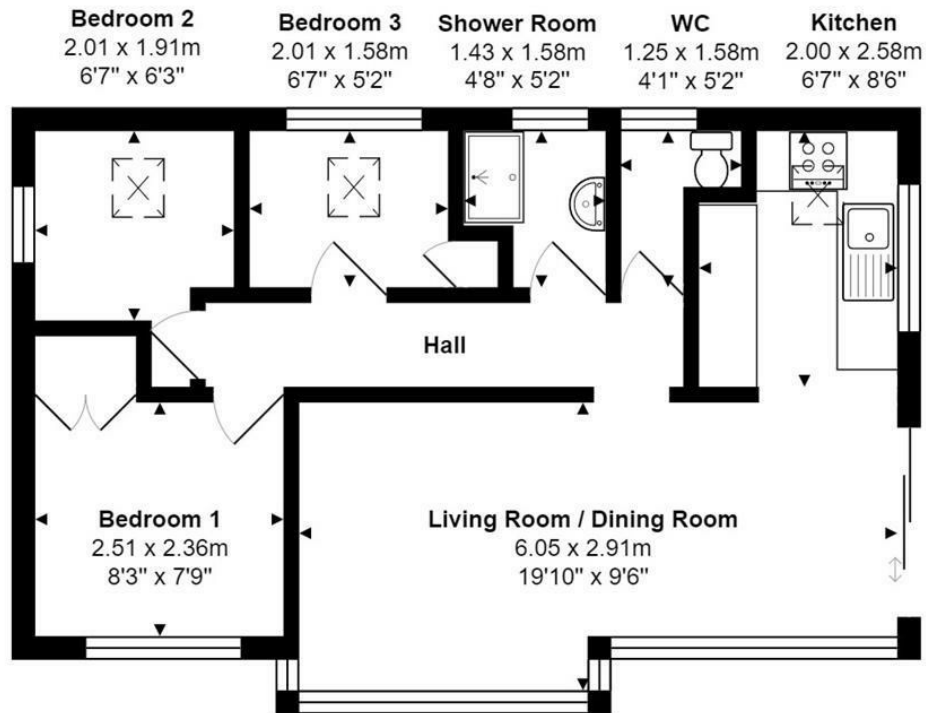
The property occupies a private and generous plot with level lawn and decked terrace, the garden provides fine vantage points from which to observe the views and is perfect for al-fresco dining and entertaining. Garden Shed. There is also an outside shower, perfect for rinsing off after a day on the beach or on the water.

EPC RATING - EXEMPT, COUNCIL TAX BAND - A

DIRECTIONS

Using Sat Nav - Postcode PL10 1JX - please request a dropped pin when booking your viewing as you will need to park on the road and finish your journey on foot.





Total Approximate Area - 46.1 m² ... 496 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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