

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 CROSS PARK, CRAFTHOLE, TORPOINT, PL11 3BH

PRICE GUIDE £320,000





RARELY AVAILABLE - A detached bungalow for improvement, only 0.75 mile from Portwrinkle Beach set within established gardens in this prized coastal village. About 977 sq ft, 23' Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Shower Room, Laundry Room, Cloakroom, Conservatory, Level Drive, Garage and Gardens.

BEACH 0.75 MILE, LOOE 11 MILES, PLYMOUTH 9 MILES, FOWEY 26 MILES, KINGSAND 5 MILES



## LOCATION

4 Cross Park lies in the prized village setting of Crafhole on the beautifully unspoilt coastal hinterland of Whitsand Bay and the Rame Peninsula.

Crafhole village has a regular bus service, community shop, community hall with social activities and nursery/playgroup. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 0.75 mile away and is home to the Whitsand Bay Golf Club. This is an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. The village of Anthony (2 miles), has a popular primary school and is also within the catchment area of two Plymouth grammar schools, with their excellent reputation.

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 800 metres south of the property. 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 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

4 Cross Park comprises a detached bungalow in need of some improvement. The bungalow lies on a level plot and only a short relatively level walk to the village amenities. The property is available for the first time in about 30 years and represents a rare opportunity in this coveted and well established cul de sac of detached houses and bungalows each on generous plots. There is double glazing and electric heating.

The accommodation extends to about 977 sq ft and briefly comprises - Canopied Entrance to Spacious Reception Hall with store cupboard off - 23' Sitting/Dining Room with picture window over garden and sliding door to - 10' Conservatory with French doors to the garden - 12' Kitchen/Breakfast room with views - Laundry room with Cloakroom/WC off and access to the integral garage - 2 Double Bedrooms both with built in wardrobes - Shower Room/WC.

## OUTSIDE

A private level drive provides parking for 2/3 cars and leads to the integral garage which perhaps has potential to be converted to provide further accommodation (subject to any consents that may be required).

The front garden is lawn with established flower and shrub beds. To the rear there is an enclosed rear garden with a west aspect, laid to lawn and with well established shrub beds/hedging together with a garden shed.

EPC RATING - F, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available, Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

Using sat Nav - Postcode PL11 3BH



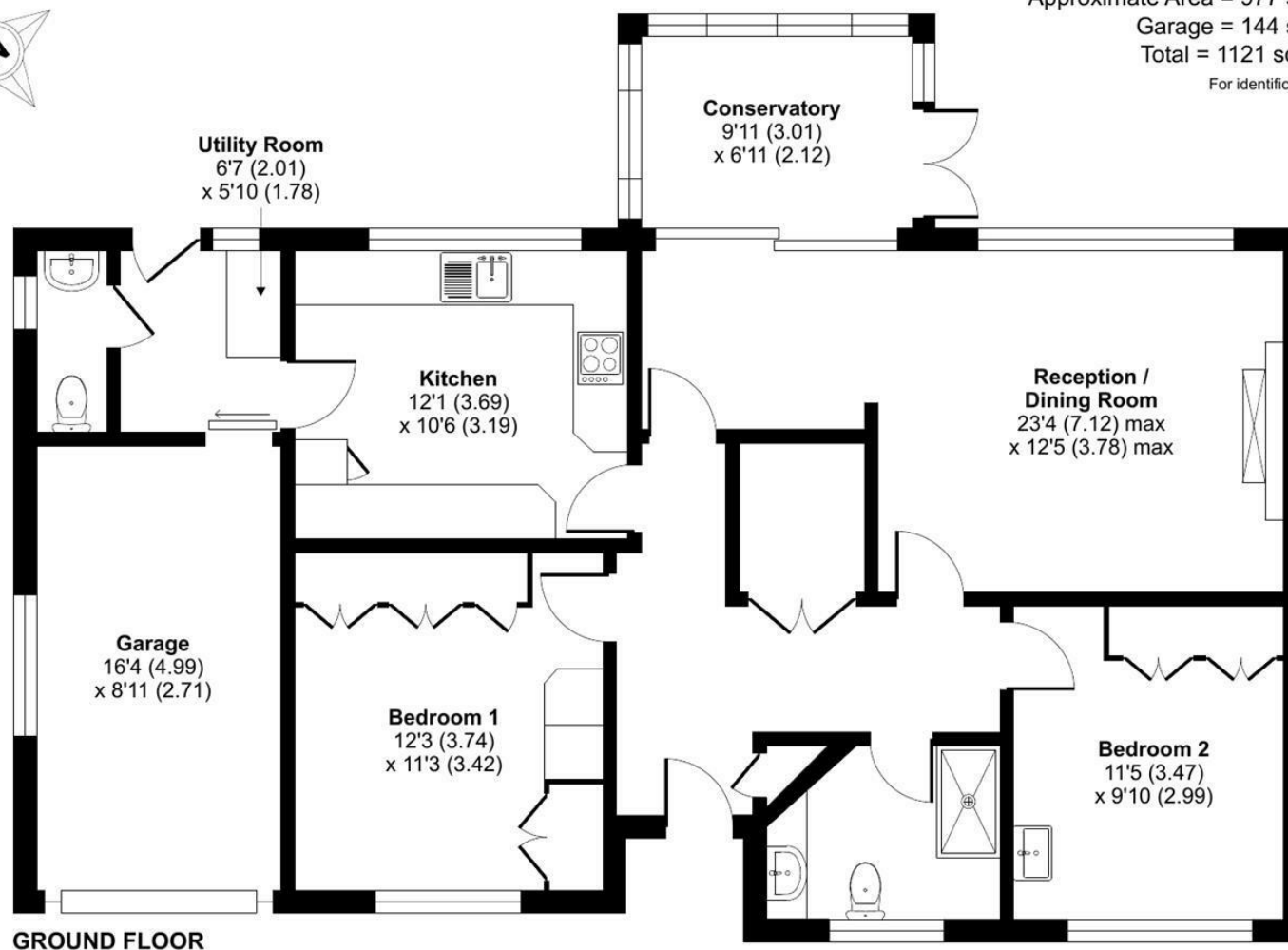
## Cross Park, Torpoint, PL11

Approximate Area = 977 sq ft / 90.8 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1225515

These particulars should not be relied upon.