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KEL COTTAGE KINGSAND, TORPOINT, PL10 1NS

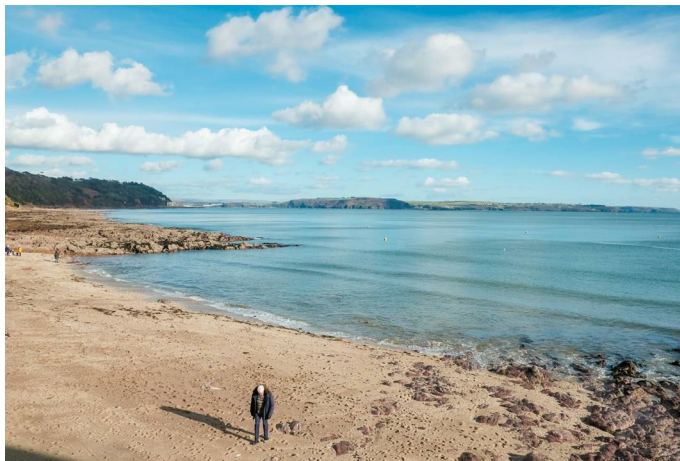
OFFERS IN THE REGION OF £579,000





4 MINUTES WALK FROM KINGSAND BEACH & VILLAGE
AMENITIES - A beautifully presented, detached and south facing residence with super views on the edge of this prized village setting and set within extensive gardens. About 807 sq ft, Sitting Room with wood burner, Kitchen/Dining Room, 2 Double Bedrooms, Shower Room/WC, Verandah and Decked Terrace, Level Driveway Parking, Garage, Laundry, Terraced Gardens, Lapsed Planning for Further Bedroom with Ensuite and Lapsed Planning for a 4 Bedroom New Home within the garden, Excellent Energy Rating of C.

BEACHES - 350 YARDS, **TORPOINT** - 6.5 MILES, **PLYMOUTH** 9 MILES, **LOOE** 16 MILES, **WHITSAND BAY** 2.5 MILES, **FOWEY** 28 MILES, **EXETER** 66 MILES



LOCATION

Kel Cottage is located in a spectacular setting in one of the most beautiful parts of Cornwall (and indeed England) often referred to as "The Forgotten Corner" or the Cornish Riviera. It lies in a tucked away, traffic free location close to the waters edge in the picturesque village of Kingsand, the entire village is a designated Conservation Area and directly adjoins the sheltered and crystal clear waters of Plymouth Sound.

Steeped in history, Kingsand together with its neighbour Cawsand 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 Edgcumbe 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. There is a summer ferry from Cawsand Beach to Plymouth and a further pedestrian ferry from Cremyll providing a year round service to the city.

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 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.

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

Kel Cottage comprises a detached south facing residence in an excellent and well established residential setting on the edge of this coveted seaside village. The property benefits from oil fired central heating and full double glazing and will be found to beautifully presented to a contemporary standard throughout. This convenient location allows easy full time occupation but equally the property will suit those seeking a second home or holiday let with close proximity to the village beaches and amenities.

The accommodation extends to about 807 sq ft and briefly comprises - Reception Hall - 16' Dual Aspect Kitchen/Dining Room - 15' Dual Aspect Sitting Room with wood burner - 2 Double Bedrooms (both with wardrobes) - Modern Shower Room/WC - Leanto Laundry Room with Boiler.







OUTSIDE

A gravel drive provides ample and level parking for 5/6 cars with space for dinghy or small boat etc and leads to the garage with three phase electricity connected.

A south facing verandah with composite decking and roll out awning provides the perfect spot for entertaining and observing the views. The gardens are extensive amounting to about 0.25 acre and currently lawn with various flower and shrub beds and a natural area at the top. Log Store and Patios.

PLANNING PERMISSION

The lapsed planning permission was granted on 26th November 2019 under application number - PA19/08597 - interested parties can review the planning documents online by visiting the Cornwall Council Online Planning Portal and using the application number quoted, alternatively the documents can be emailed upon request to Scott Parry Associates. The permission allowed for a loft conversion to the bungalow providing an ensuite double bedroom and further allowed for a complete new build house within the garden plot, the proposal is for the new dwelling to extend to about 163 sqm.

EPC RATING - C, COUNCIL TAX BAND - D

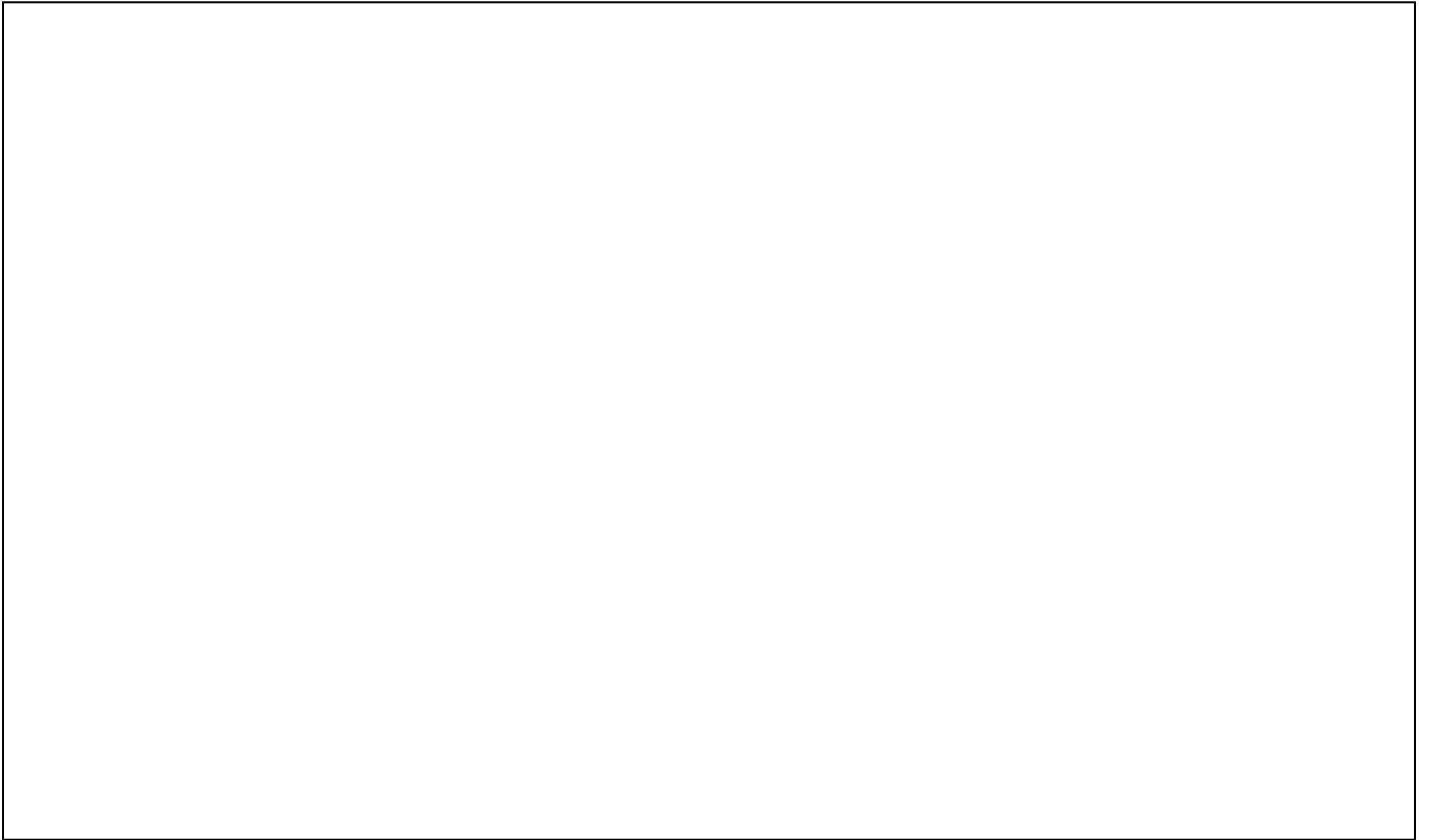
SERVICES - Mains water, electricity and drainage. Mobile Coverage - Indoor - Likely, Outdoor - Likely. Broadband - Superfast.

Please note some of the images are lifestyle images of the locality including the intertwined streets of Kingsand, the beach and iconic clock tower.

DIRECTIONS

Using Sat Nav - Postcode PL10 1NS - the property will be found immediately on the left as you enter the village.





These particulars should not be relied upon.