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19, SHEVIOCK LANE, CRAFTHOLE, TORPOINT, PL11 3DF

OFFERS IN EXCESS OF £475,000







**CLOSE TO PORTWRINKLE BEACH** - A detached bungalow set within a generous level plot, on the edge of a prized coastal village and commanding extraordinary views over rolling countryside taking in the Lynher Estuary and the foothills of Dartmoor National Park beyond. About 933 sq ft, 16' Sitting Room, 19' Kitchen/Dining Room, 3 Double Bedrooms, Family Bathroom, Long Drive with Ample Parking, Garage, Shed with Leanto.

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





## LOCATION

19 Sheviock Lane 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

19 Sheviock Lane comprises a detached bungalow in a sought after and well established residential setting comprising a quiet lane with a small number of houses and bungalows each set on generous level plots providing a most amenable living environment.

The property has full double glazing and oil fired central heating and there is the potential to extend the accommodation (subject to any consents that may be required).

The accommodation extends to about 933 sq ft and briefly comprises - Spacious Reception Hall - 16' Dual Aspect Sitting Room with wood burner - 19' Dual Aspect Kitchen/Dining Room with oak floor and door to the west facing rear garden - 14' Principal Bedroom with views - 2 Further Double Bedrooms - Family Bath/Shower Room having a bath and seperate shower cubicle.

## OUTSIDE

The long private drive provides ample parking with space for motorhome, caravan and dinghy etc. Garage/Workshop 18'9" x 10'7". Shed with Leanto.

The generous and level gardens are a particular feature, predominantly lawn with fine views eastwards from the front and a sheltered and sunny west aspect to the rear, both gardens have outside seating areas for entertaining and al-fresco dining.

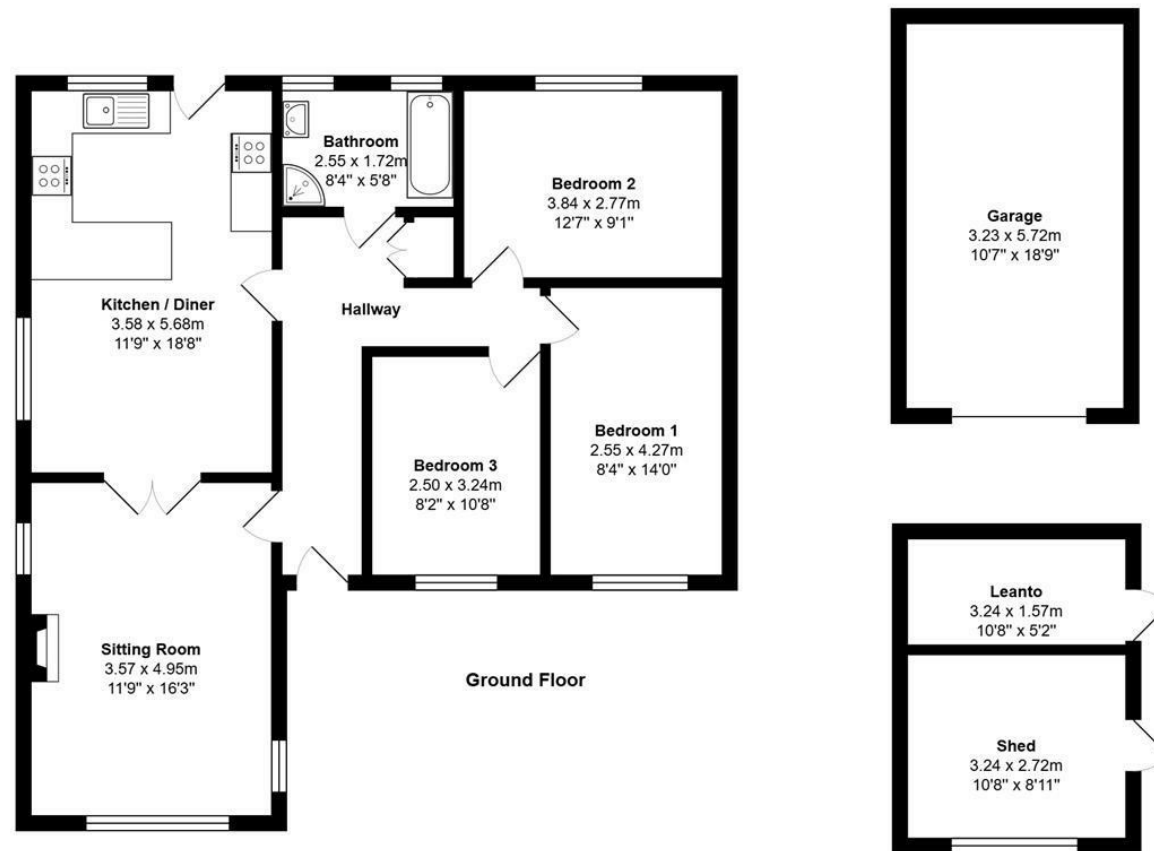
EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast. Mobile coverage - Indoor - Likely, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode - PL11 3DF





Total Approximate Area - 86.7 m<sup>2</sup> ... 933 ft<sup>2</sup> (excluding garage, shed, leanto)

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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These particulars should not be relied upon.