

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TRENANCE THE CLEAVE, KINGSAND, TORPOINT, PL10 1NF

PRICE GUIDE £650,000







Situated in one of the finest beachside locations in the Westcountry and available to purchase for the first time in over 20 years, a south facing mid terrace period house with original features and views across the sparkling waters of Cawsand Bay. About 1061 sq ft, 20' Sitting/Dining Room, Kitchen/Breakfast Room, 3 Bedrooms, Study/Guest Bed, 2 Bath/Shower Rooms, Covered Courtyard, Terrace.

ON THE BEACH, PLYMOUTH 11 MILES, WHITSAND BAY 2 MILES, LOOE 14 MILES





## LOCATION

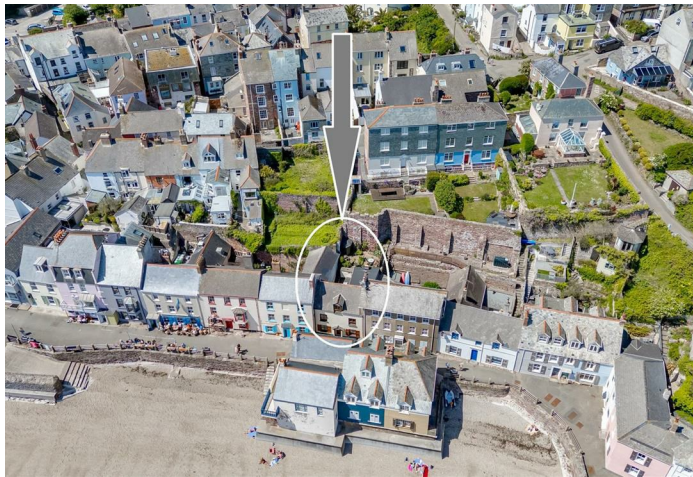
Trenance lies in one of Cornwall's most prized coastal setting only 20 yards from Kingsand Beach and the crystal clear waters of Cawsand Bay. This is a Conservation Area with fabulous picture postcard houses and cottages set around the waterfront and the narrow intertwined streets.

Awe inspiring views of Kingsand waterfront can be enjoyed from the property. The beach is a few steps away, from here and also from the South West Coast Path one can enjoy views across the bay to Fort Picklecombe, the Mount Edgumbe 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, makes this an extraordinary, distracting and inspirational outlook.

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. A pedestrian ferry runs from Cawsand Beach during the Spring/Summer season giving direct access to the historic Barbican district of Plymouth. 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 Edgumbe 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. The Cremyll Ferry runs a year round pedestrian ferry to Plymouth providing a very popular commuting and tourist link.











## DESCRIPTION

Trenance comprises an attractive three storey period house in a prized near beachside setting. The property has been in our clients ownership for 20 years and has been used as a private second home. The accommodation is laid out over three floors and incorporates features including handmade hardwood double glazing on the south elevation, Everhot Range cooker, electric radiator heating with wifi control, exposed beams and pretty exposed stonework amongst many others. Our client will consider selling the property with some furniture/effects subject to negotiation and excluding personal items.

The accommodation extends to about 1061 sq ft and briefly comprises - GROUND FLOOR - 20' Sitting/Dining Room with wood burner - 13' Kitchen/Breakfast Room - Covered Courtyard - Shower Room/WC - FIRST FLOOR - Study/Guest Bed - 2 Double Bedrooms (one of which provides access to the principal bedroom) - SECOND FLOOR - 13' Principal Bedroom with sea views, vaulted ceiling and wardrobes/storage.

## OUTSIDE

Covered courtyard with storage locker and access to the Shower Room/WC. A short flight of steps rise up to the paved terrace providing a sheltered south facing environment with colourful raised flower/shrub beds and a shed.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

Broadband - Superfast available, Mobile Coverage - Indoor - Limited/Likely, Outdoor -Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL10 1NF - The waterfront area has restricted vehicular access (for loading and unloading) with no parking - viewers are advised to use the public carpark and proceed on foot.





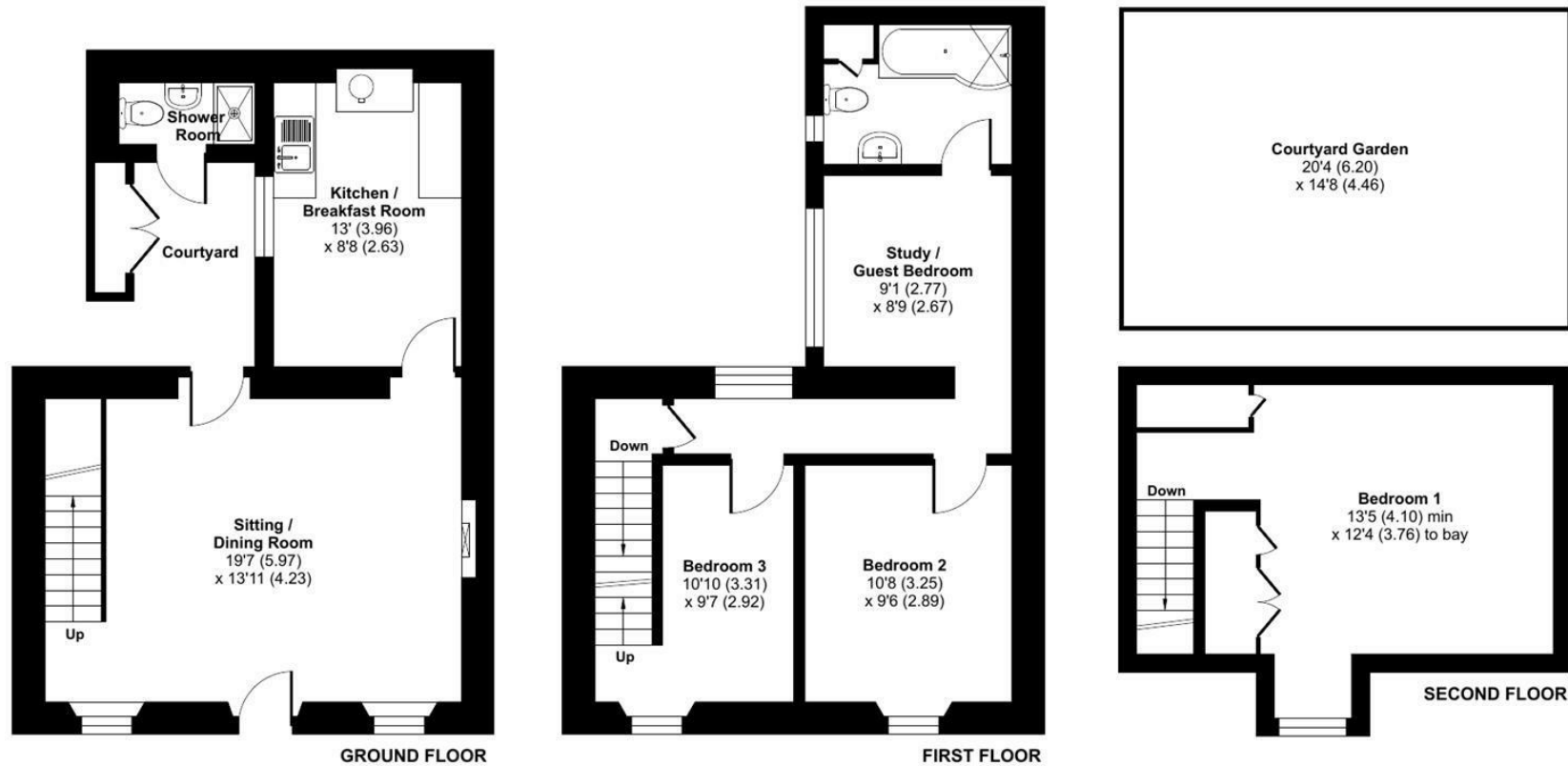
# The Cleave, Kingsand, Torpoint, PL10

Approximate Area = 1061 sq ft / 98.5 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1079 sq ft / 100.1 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). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1290426

These particulars should not be relied upon.