

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 THE BAY THE BOUND, CAWSAND, TORPOINT, PL10 1PG

PRICE GUIDE £850,000





LUXURIOUS BEACHSIDE APARTMENT WITH STUNNING VIEWS OVER CAWSAND BAY - In an exclusive and iconic beachside development (of 9), only yards from the waters edge in one of Cornwall's most picturesque coastal villages. About 1252 sq ft, 24' O/P Living Room/Kitchen with Canopied Balcony, Master Bedroom with Ensuite Shower/WC, 2 Further Double Bedrooms, Family Bathroom, Energy Efficient Features, Secure Garage with Parking for 1 Car, Kayak/Watersports Store, Bespoke Kitchen with Miele Appliances, Indulgent Bath/Shower Rooms with Villeroy and Boch Sanitary ware. Suit Owner Occupation or Holiday Let.

PLYMOUTH 11 MILES, WHITSAND BAY 2 MILES, LOOE 14 MILES, FOWEY 30 MILES, EXETER AIRPORT 55 MILES

LOCATION

Aptly named, The Bay is located in a spectacular setting in one of the most beautiful parts of England. It lies immediately adjacent to the waters edge in the picturesque village of Cawsand, the entire village is a designated Conservation Area and directly adjoins the sheltered and crystal clear waters of Plymouth Sound.

Steeped in history, Cawsand together with its neighbour Kingsand 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.

The villages of Kingsand and Cawsand both have a welcoming community, are home to the Rame Gig Club with Gym and are well equipped with a variety of local shops, coffee shop and delicatessen, pubs and restaurants including the renowned "The Bay" Restaurant amongst other popular hostelrys 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

The Bay comprises an exclusive courtyard of just nine apartments recently constructed to an exceptionally high specification in this fabulous maritime setting and providing the ultimate luxurious seaside lifestyle, combined with cutting edge contemporary features, designed to appeal to the most discerning of home owners. The property is currently used as a private second home and is equally suited for full time owner occupation. Our client has received projected income with excellent figures if used as for holiday letting and our client will consider selling the property fully furnished (excluding personal items and subject to negotiation).

Apartment 1 extends to about 1252 sq ft and has it's own private entrance with video entry system - the accommodation briefly comprises - Reception Hall - Laundry Room with Miele Washer and Dryer, 24' O/P Living Room/Kitchen with folding doors to Canopied Balcony (66 sq ft), bespoke Kitchen area with quartz worksurfaces and Miele appliances, Master Bedroom with Luxurious Ensuite Shower/WC, 2 Further Double Bedrooms and Family Bathroom with Jack and Jill Arrangement.

The apartment benefits from the balance of an ICW 10 year Build Warranty. Features include - Bespoke Kitchen by Simply Kitchens with quartz worksurfaces from Mayflower Stone and Miele integrated appliances including fridge, freezer, ceramic hob, extractor, oven, combination microwave/grill, wine cooler, dishwasher, washing machine, tumble dryer and Quooker boiling tap. LED Lighting, Double Glazing and Daikin Air Source Heat Pump serving the multi-zoned underfloor heating with Heatmiser Neo heating system which can be remotely controlled via an app . Luxurious Bathroom Suites with Villeroy and Boch vanity units, wash basins, baths, mirrors and brassware for all basin taps, shower heads and valves.

OUTSIDE

Secure garage with one allocated parking space (with electric point) and remote control door. Within the communal garage there is a bin store and space (subject to availability) for kayak/watersports paraphernalia. From the garage there is a lift and stairs to all floors.

This apartment has the benefit of a fantastic canopied balcony 11'4" x 6'3" - the perfect spot for alfresco dining even during inclement weather and with 180 degree views over the entirety of Cawsand Bay and Plymouth Sound.

The beautiful beach and rockpools are accessed immediately from the property and the sheltered bathing waters are renowned for their abundance of marine flora and fauna.

EPC RATING - B, COUNCIL TAX BAND - E

TENURE

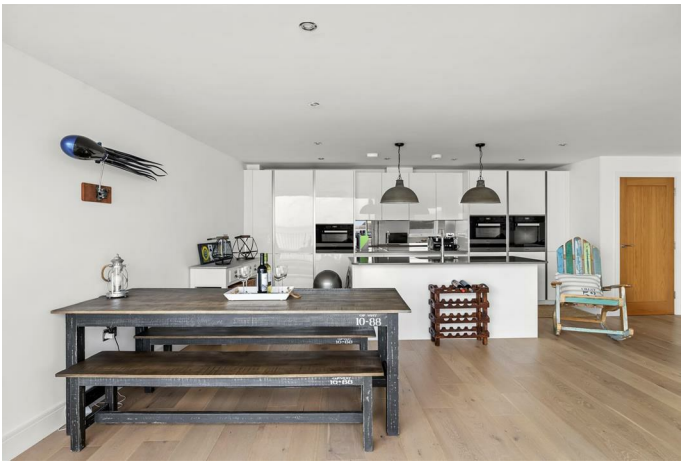
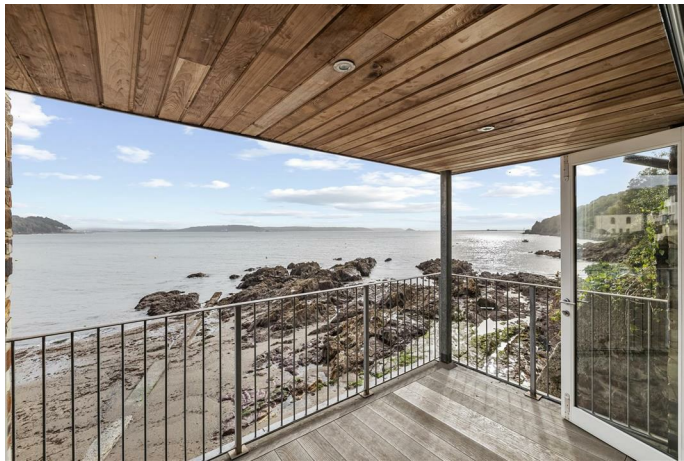
The property is sold with a 999 year lease (Commenced in 2020). The ground rent is £200 per annum and the service/maintenance charge for this year is £1350.

DIRECTIONS

Using Sat Nav - Postcode PL10 1PG

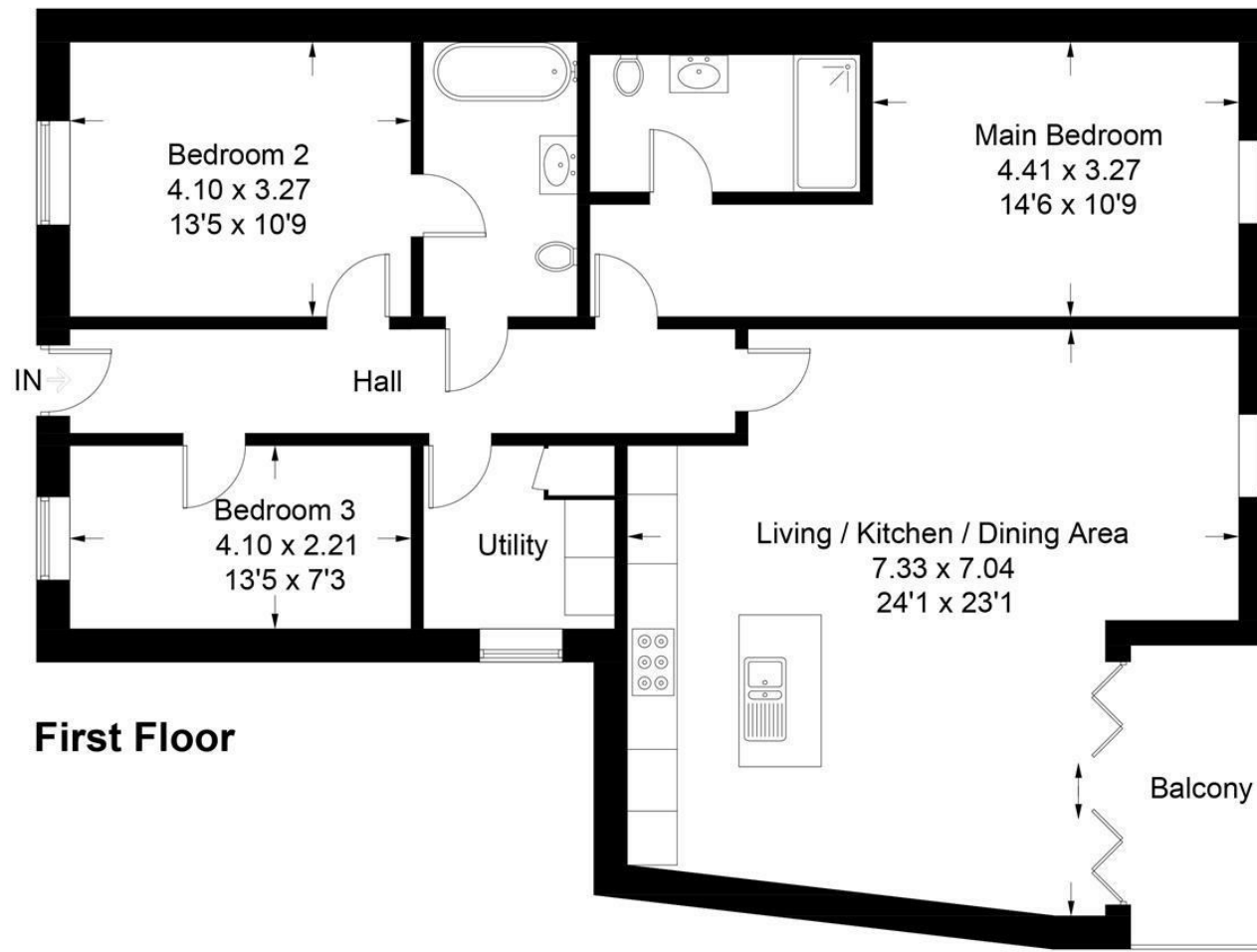






1 The Bay, Cawsand

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010213)

These particulars should not be relied upon.