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MOOR VIEW, CRAFTHOLE, TORPOINT, CORNWALL, PL11 3BQ

PRICE GUIDE £480,000





Close to Portwrinkle Beach and in a prized village setting on the fabulous Rame Peninsula, a characterful village house offering spacious well-presented accommodation with a superb south facing rear garden and lovely views over the Lynher Estuary and the foothills of Dartmoor beyond. About 1233 sq ft, 25' Sitting Room with wood burner, 18' Open Plan Kitchen/Dining/Family Room, Laundry Room, Cloakroom/WC, 3 Double Bedrooms (1 Ensuite), Bath/Shower Room, Full Double Glazing, Electric Heating, Parking.

BEACH 0.5 MILE, LOOE 11 MILES, PLYMOUTH 9 MILES, FOWEY 26 MILES



LOCATION

Moor View is centrally situated within the prized coastal village of Craithole on the beautifully unspoilt coastal hinterland of Whitsand Bay and the Rame Peninsula.

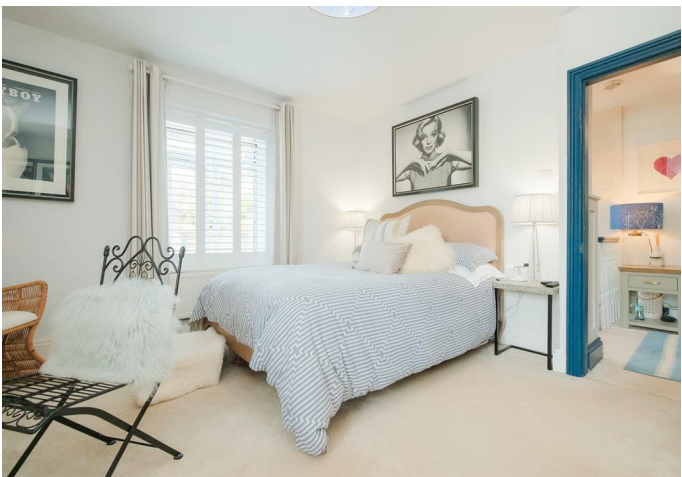
Craithole village has a regular bus service, community shop/post office, community hall with social activities and nursery/playgroup. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 0.5 mile away and is home to the Whitsand 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 600 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

Moor View comprises an immensely pretty village house, centrally situated within the coveted near beachside village of Craithole. The property has a large south facing garden with panoramic and awe-inspiring views across the sparkling waters of the Lynher Valley, the unspoilt countryside of the Tamar Valley Area of Outstanding Natural Beauty and the majestic foothills of Dartmoor beyond.

Recently thoroughly refurbished the property successfully blends traditional and contemporary features to provide a comfortable home which oozes warmth and character with plantation shutters in most windows, full double glazing and a modern electric boiler/central heating system.

The accommodation extends to about 1233 sq ft and briefly comprises - GROUND FLOOR - Lobby - 25' Sitting Room with wood burner and fine views - 18' Open Plan Kitchen/Dining/Family Room - Laundry Room - Cloakroom/WC - FIRST FLOOR - Master Bedroom with beautiful views and Ensuite Shower Room/WC - 2 Further Double Bedrooms - Bath/Shower Room

OUTSIDE

There is parking for two cars.

The gardens lie to the rear of the property with a sunny south aspect. Immediately accessed from the kitchen/dining/family room there is a sheltered paved terrace, perfect for al-fresco dining and entertaining, from here a short flight of steps rise to a second paved patio providing a perfect vantage point from which to enjoy the views. Beyond is a large and relatively level lawn which provides a blank canvas for the creative gardener with enough space to create formal gardens and a kitchen garden for those seeking to pursue the self-sufficient lifestyle. At the end of the garden there are the stone walls of an old piggery which some buyers may consider reinstating to provide a studio/summerhouse.

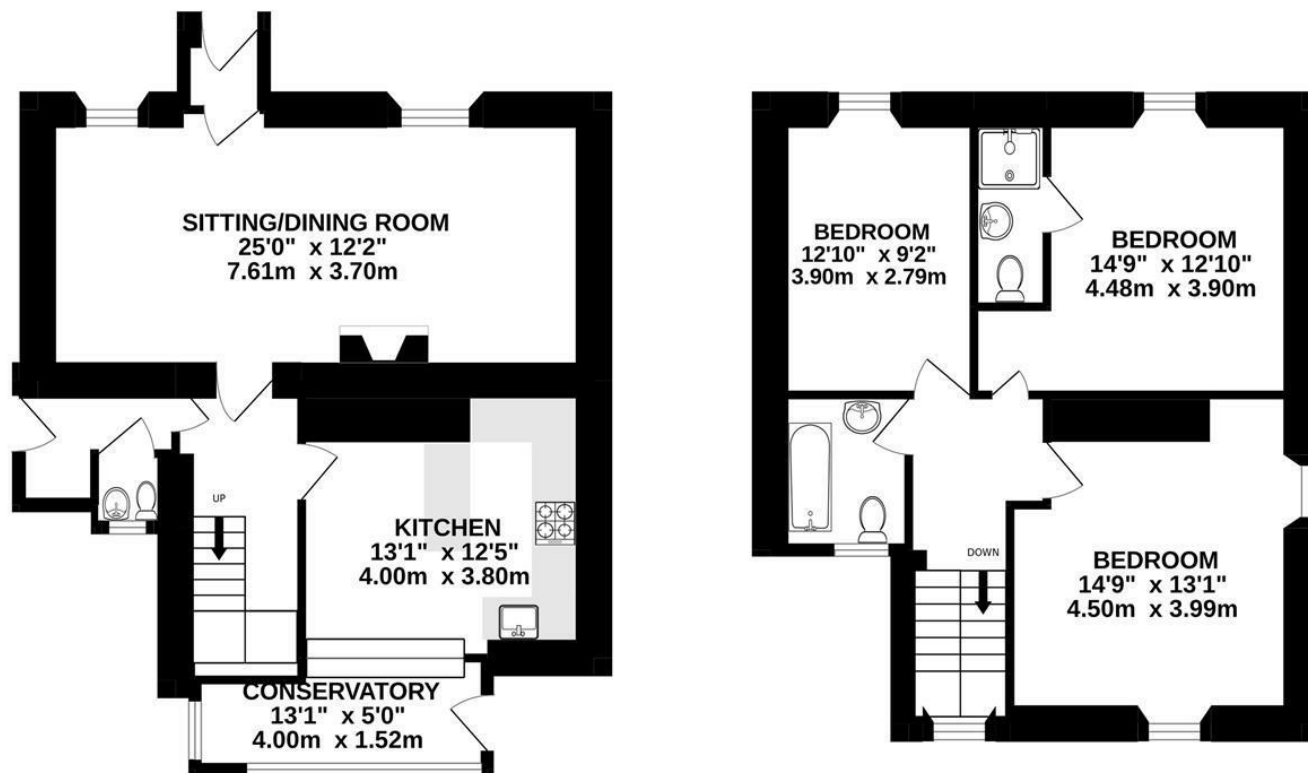
EPC RATING - E, COUNCIL TAX BAND - E

DIRECTIONS

Using Sat Nav - Postcode PL11 3BQ



GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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