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MERLYN HOUSE SHEVIOCK, TORPOINT, PL11 3EN

PRICE GUIDE £420,000





Only 1.5 miles from Portwrinkle Beach, a fine semi-detached and south facing house presented to a contemporary standard yet oozing with character. About 1488 sq ft, 12' Sitting Room with wood burner, 16' Snug with wood burner, 22' Kitchen/Dining Room, 3 Bedrooms, Loft Room, Shower Room/WC, Parking, Gardens, Outdoor Kitchen/BBQ Area, Shed, Outhouse, LPG Central Heating, Full Double Glazing, Rural Views.

BEACH 1.5 MILE, LOOE 11 MILES, PLYMOUTH 7 MILES, FOWEY 22 MILES, EXETER 60 MILES

LOCATION

The property is conveniently situated in a south facing location within the pretty village of Shevioc which is designated as a Conservation Area, the village has a regular bus service, Craffhole (0.5 mile) has a community shop/post office and community hall. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 1.5 mile away and is home to the Whitsand Bay Hotel and Golf Club.

This is an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. The village of Antony (2 miles) has a popular primary school, the location is also within the catchment area of two Plymouth grammar schools, with their excellent reputation. There are a much wider range of facilities available in the riverside town of Torpoint with its sailing club and deep water moorings.

St Germans (3.5 miles) is home to the beautiful Port Eliot Estate and has amenities which include a mainline railway station (Plymouth to London Paddington 3 hours), community shop, primary school (Ofsted rated "Good"), doctors' surgery, church, public house and a sailing club with long frontage to the River Lynher.

The town of Saltash has a Waitrose store on its northern outskirts and the city of Plymouth with its historic Barbican and beautiful waterfront 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

Merlyn House comprises a semi-detached and south facing period house. The accommodation extends to about 1488 sq ft and provides the perfect blend of contemporary and original features to create a house of immense warmth and character. Features include LPG gas central heating, full double glazing with internal plantation shutters, original wood floors, stone walls and beams, modern shower room/wc and Ikea kitchen amongst many others.

The 22' kitchen/dining room has ranges of worksurfaces with freestanding Ikea units incorporating a Stoves gas range together with a built in dishwasher and fridge, the kitchen has French doors to the garden and is open plan to the snug providing superb family and entertaining space. The 16' snug has an open fireplace with wood burner, built in cupboards and bookshelves. The 12' sitting room has an open fireplace with brick arch and stone chimney breast. The garden room has French doors to the front garden and a utility area with built in washing machine and tumble dryer. The modern shower room/wc boasts a large walk in shower cubicle, wash basin and wc.

At first floor level there are three generously proportioned double bedrooms each with village/countryside views. On the second floor there is a loft room which is used by our clients as a study/occasional guest bedroom.

OUTSIDE

The property has a private graveled drive providing level parking for at least 4 cars. The property has level and enclosed gardens to the front and rear, predominantly laid to lawn with established shrubs and views over surrounding countryside. Paved patios provide the perfect spot for al-fresco dining. There are various outbuildings including an open fronted and canopied seating area, an open fronted outdoor kitchen/bbq area with Belfast sink with cold water tap, garden shed and a lean-to boiler house with Worcester LPG boiler.

EPC RATING - E, COUNCIL TAX BAND - C
SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3EN Approaching from Trerulefoot roundabout upon reaching the village take the first turning on the left onto Georges Lane and the drive will be found in a short distance on the left.







Merlyn House, SheviocK

Approximate Gross Internal Area = 138.3 sq m / 1488 sq ft
 Outbuildings = 15.9 sq m / 171 sq ft
 Total = 154.2 sq m / 1659 sq ft

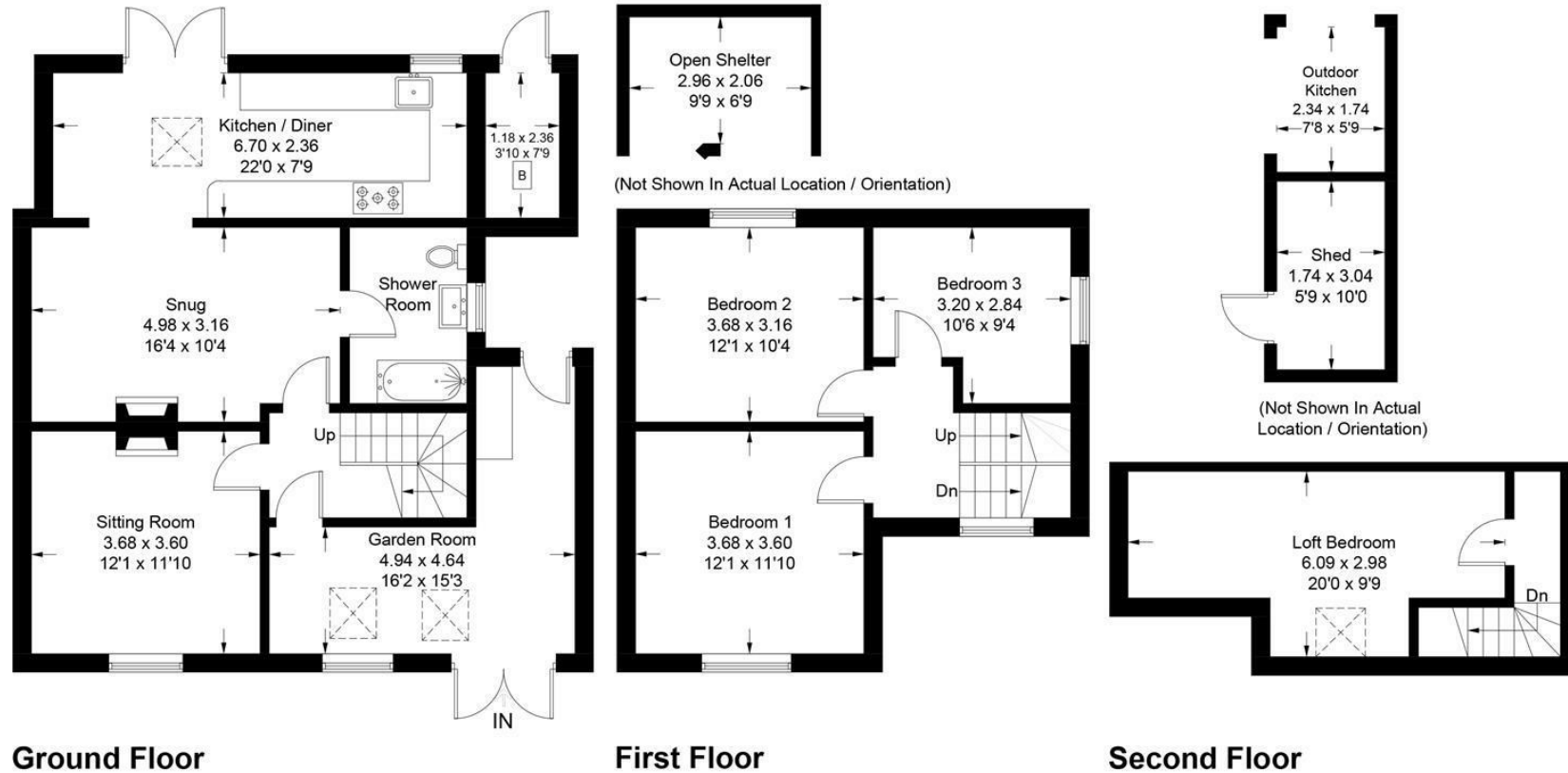


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These particulars should not be relied upon.