



Shell Cottage, The Cleave, Kingsand, PL10 1NF

£395,000 FREEHOLD



Shell Cottage

The Cleave, Torpoint

"Shell Cottage, a charming coastal retreat in Kingsand, Cornwall. 3-bed terraced home near Cawsand Bay. Modern amenities with historical charm. Steps from the beach and village conveniences. Own a piece of Cornish heritage today."

Council Tax band: B

Tenure: Freehold

- A cosy sea side cottage situated in Kingsand, Cornwall
- To the ground floor, a living room with open fire place with stone surround and hearth, a kitchen/diner and a further utility room
- To the first floor, three bedrooms with two bedrooms having shared Jack and Jill access to the shower room
- Shell Cottage is situated within less than a stones throw from the beach and provides ease of access to the villages wide range of shops and eateries
- a secondary entrance allows a more protected entrance from the weather through the attractive and intimate Mews style entrance that the property shares with Westcroft.
- This lovely cottage is perfect for those seeking a serene home next to the beach in a vibrant and engaged community.

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Nestled in the heart of the picturesque seaside village of Kingsand, Cornwall, Shell Cottage presents an exquisite example of coastal living imbued with timeless charm and character. This delightful three-bedroom terraced home, a stone's throw from the azure waters of Cawsand Bay, is a true haven for those who cherish life by the sea.

Kingsand itself, steeped in maritime history, was once a border village between Devon and Cornwall, its allegiance shifting with the tides until the boundary was firmly drawn in 1844. A haven for smuggling in the 18th century, the narrow streets and hidden passageways of this enchanting village whisper tales of its storied past.

Shell Cottage is no exception to this legacy of charm. Behind its characterful facade lies a home carefully curated for modern convenience without forsaking its heritage. On entering, the ground floor extends a warm welcome with its inviting living room, anchored by an open fireplace framed in stone – an ideal retreat for winter evenings as the coastal winds hum their ancient tunes. Adjacent, the kitchen and dining area exude a rustic elegance, a perfect setting for convivial family meals. A discreet yet practical utility room completes the ground floor, seamlessly blending utility with charm.



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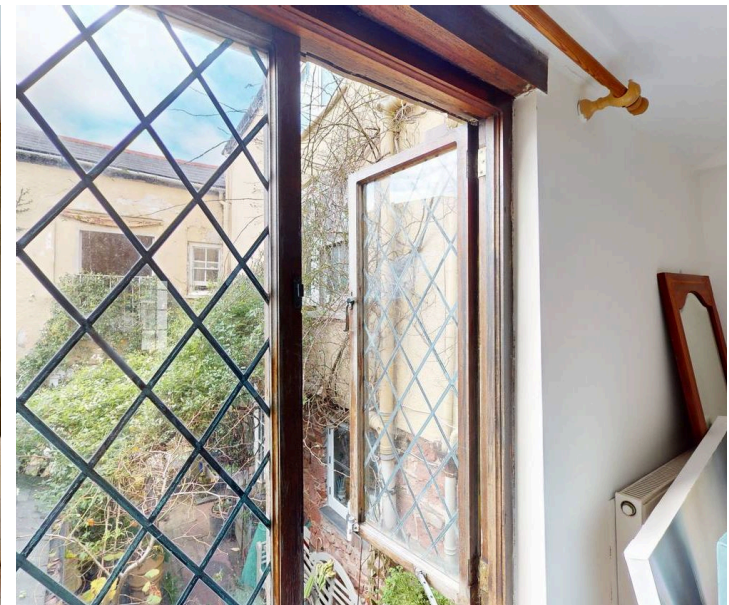
The Cleave, Torpoint

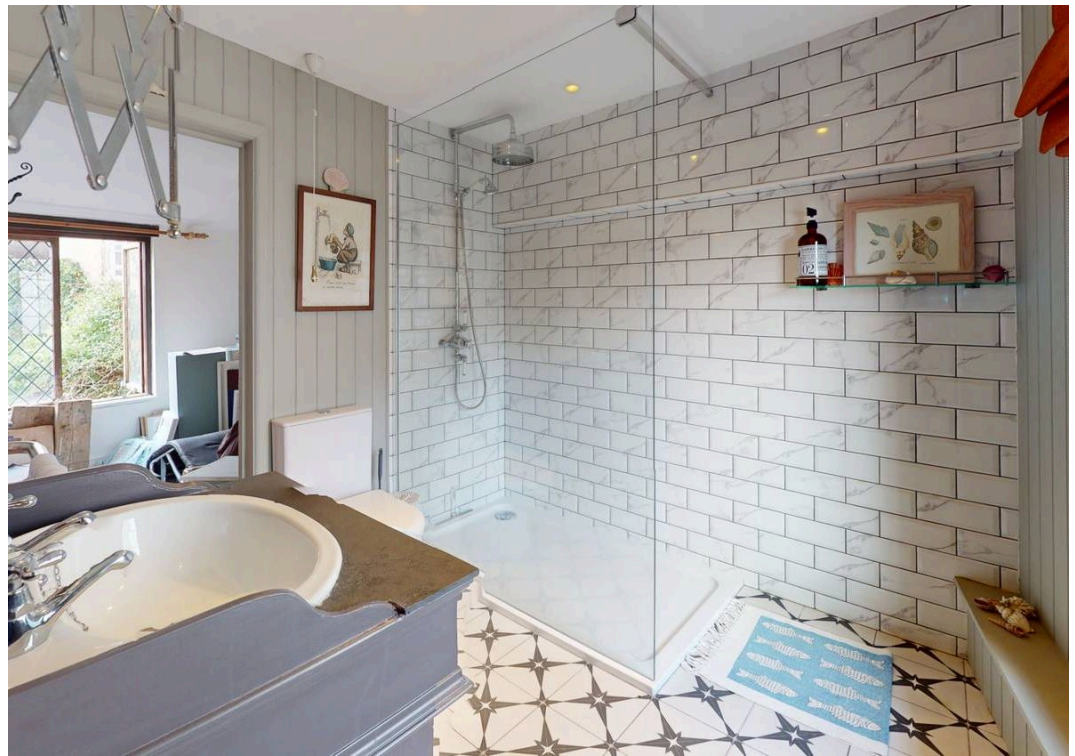
Ascending to the first floor, one encounters three thoughtfully arranged bedrooms, each imbued with a cosy intimacy befitting the cottage's historic surroundings. The clever design features a Jack and Jill shower room, effortlessly catering to modern family life while maintaining the cottage's endearing character.

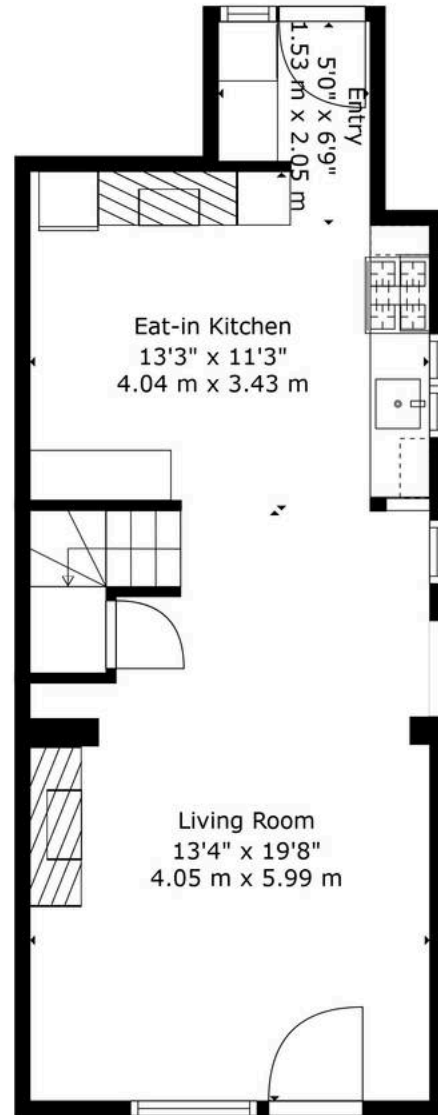
Of particular note is Shell Cottage's enviable proximity to Kingsand's golden sands – mere steps from the front door. Here, the gentle cadence of the waves and the salt-tinged air evoke a sense of perpetual holiday. The village itself, with its vibrant array of independent shops and convivial eateries, offers all the necessities of daily life alongside the pleasures of coastal living.

For those desiring a touch of seclusion, the property also boasts an alternative entrance through a charming Mews-style courtyard, shared with its neighbour, Westcroft. This intimate passageway not only enhances the property's allure but also provides a sheltered retreat, perfect for quiet moments away from the lively hum of the village.

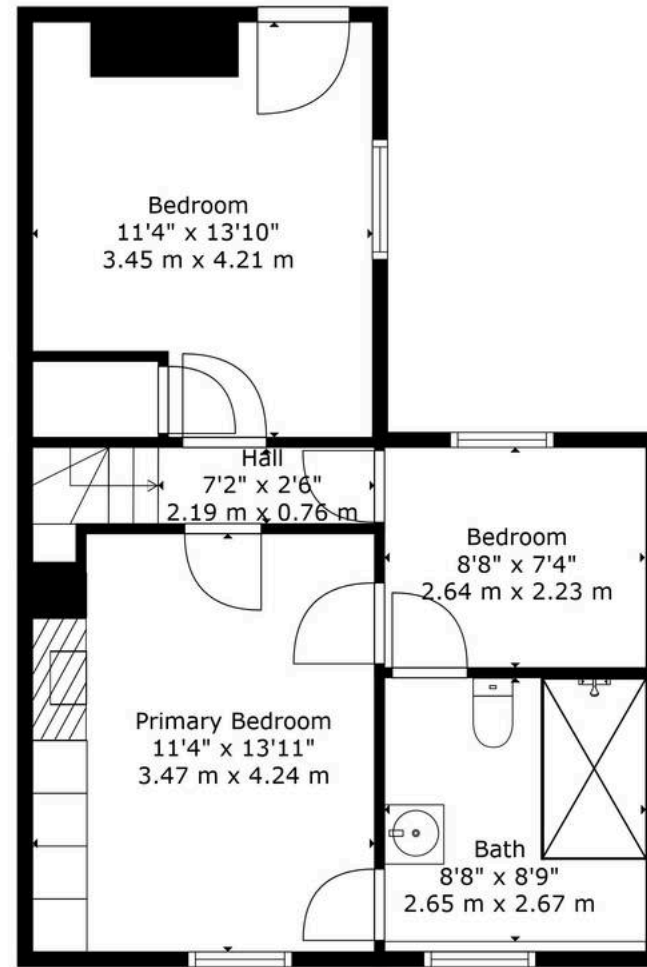
Shell Cottage represents a rare opportunity to own a slice of Kingsand's storied charm – a home that encapsulates the essence of Cornwall's heritage while offering all the comforts of contemporary living. Embrace the legacy of this historic village and make this enchanting coastal retreat your own. To arrange a private viewing, contact us today.







Floor 1



Floor 2



TOTAL: 889 sq. ft, 82 m2
 FLOOR 1: 433 sq. ft, 40 m2, FLOOR 2: 456 sq. ft, 42 m2
 EXCLUDED AREAS: LOW CEILING: 47 sq. ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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