







## Property Description

Step inside to discover a thoughtfully updated interior, where original character features harmonise with high-quality finishes. The modern kitchen is fully equipped with sleek fittings and ample storage, perfect for home cooking, while the impressive family bathroom offers a luxurious retreat with contemporary fixtures. The enchanting garden provides a peaceful haven for relaxation or alfresco dining, surrounded by lush greenery. With off-road parking adding convenience, this home effortlessly combines practicality with charm. Just a short country stroll away, you'll find the charming villages of Kingsand and Cawsand, offering coastal walks, beachside pubs, and breathtaking sea views. Millbrook Lake is moments away, perfect for peaceful waterside walks and birdwatching. Benefiting from an energy-efficient air source heat pump, this home is as eco-conscious as it is charming. The property is also chain-free, ensuring a smooth and hassle-free purchase. Millbrook provides a friendly community atmosphere with local shops, cafes, and amenities within easy reach, while the vibrant maritime city of Plymouth is just a short drive away for further shopping, dining, and entertainment, good schools, GP and bus routes.

A rare opportunity to own a beautifully renovated cottage in one of Cornwall's most sought-after coastal villages - a perfect blend of countryside serenity and seaside living.

## Entrance Hall

As you enter the property you will step in to a spacious and welcoming entrance hall. uPVC double glazed sliding doors to the side elevation. Stairs rising to the first floor and stairs down to the lounge.

## Lounge

13' 1" x 16' 5" ( 3.99m x 5.00m )

The property boasts a beautiful lounge with charming character features including a stone fireplace and a cosy multi fuel burner. There are two double glazed windows to the front elevation, one of which has a window seat beneath. The windows have privacy film, giving piece of mind that no-one can see in. Wall mounted heating and air conditioning unit. Opening through to the kitchen.

## Kitchen

10' 3" x 7' 1" ( 3.12m x 2.16m )

The kitchen comprises of a range of wall and base units with complimentary worktops above. Integrated oven with a countertop induction hob. Stainless steel splash backs. Space for undercounter appliances. One and a half bowl sink and drainer with traditional style mixer tap. Double glazed window to the side elevation and a stable style door. Pantry storage cupboard.

## Utility

6' 1" x 4' 7" ( 1.85m x 1.40m )

The property has a handy utility room which has a base unit with worktop above and wall units. Space and plumbing for a washing machine.



## Upstairs Landing

Loft access hatch. Storage cupboard.

## Bedroom 1

13' 4" x 10' 9" ( 4.06m x 3.28m )

Double glazed window to the front elevation.

## Bedroom 2

10' 2" x 7' 3" ( 3.10m x 2.21m )

Double glazed window to the front elevation.

## Bathroom

Beautifully appointed bathroom comprising a panel bath with shower attachment, low level w.c. with a stainless steel cistern and a vanity sink unit with large wall mirror above. Walk in corner shower enclosure. Extractor fan. Obscured double glazed window to the side elevation.

## Outside

The property boasts an idyllic garden featuring a range of mature shrubs and plants. There is also a cosy summer house. Air source heat pump unit, Gate providing access to the off road parking.



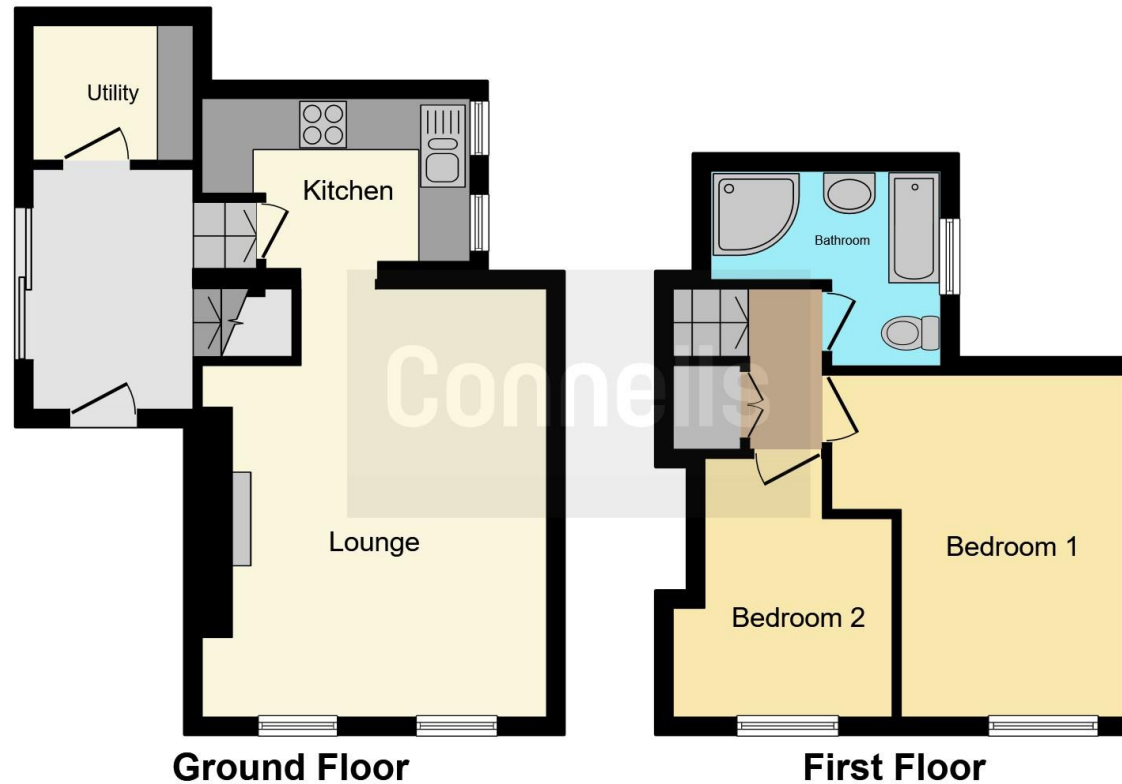












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 Band: B

Tenure: Freehold

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