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Seascape



Plymouth Approx. 10 miles (Via Torpoint Ferry)

A well-presented and maintained property, perfectly situated within the charming, sought after waterside village of Cremyll and strolling distance of the beautiful Mount Edgcumbe Estate.

- CHAIN FREE
- Detached Architect Designed Home
- Open Plan Living Accommodation to Ground Floor
- Two Double Bedrooms
- Modern Family Bathroom & Separate Shower Room
- Off Road Private Parking For Two Vehicles
- Private Decked Outdoor Seating Area
- Freehold
- Council Tax D

Guide Price £450,000

### SITUATION

Cremyll is a small waterside village in the favoured south-east area of Cornwall and is just a stone's throw from the beautiful Mount Edgcumbe estate. Cremyll is on the stunning Rame Peninsula with estuaries and creeks that follow the countryside of both Devon and Cornwall's south coast, which feature anchorages with a natural charm that is hard to match. Most of these inlets have a strong maritime history and once had active boatyards that have shaped these sleepy backwaters. The nearby Cremyll Ferry provides a short ferry ride from Plymouth's bustling waterfront and Royal William Yard opposite, along with bus links into the Plymouth City Centre.

### DESCRIPTION

A fantastic opportunity to create a waterside home or a successful holiday let/Air BnB business. Seascape, is an architect designed property which was built in 2011, within the picturesque hamlet of Cremyll, which enjoys magnificent views across Plymouth Sound. This charming property has been built to a high specification throughout with benefits that include a feature fireplace and under-floor heating.

### ACCOMMODATION

The property is entered via the kitchen which boasts an attractive, fitted kitchen with a range of matching cupboards/units with co-ordinating granite work surfaces and integral appliances. The kitchen leads onto the dining area and in turn the triple aspect living space with feature fireplace. A door leads to a modern shower room with W.C.

The first floor is accessed by an oak balustraded staircase giving access to two, light and spacious double bedrooms and a modern family bathroom.

### OUTSIDE

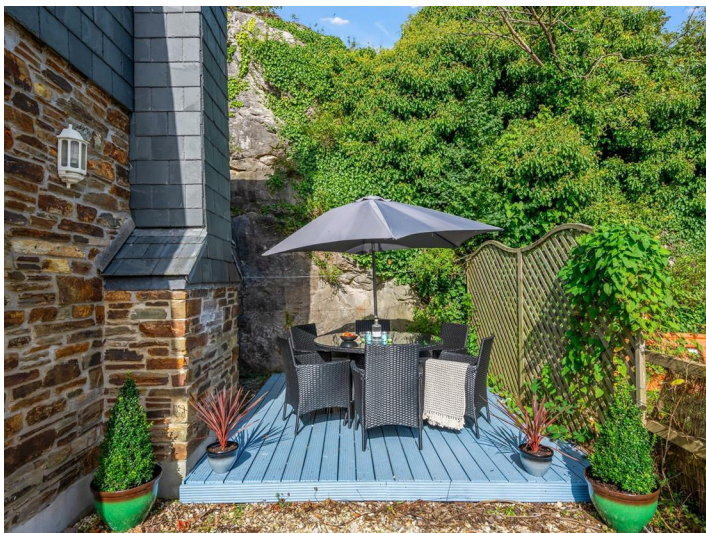
Externally Seascape features a private, gravelled frontage providing off-road parking for two vehicles, along with a raised decked seating area perfect for alfresco dining.

### SERVICES


Mains Electric, Mains Water & Drainage. Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

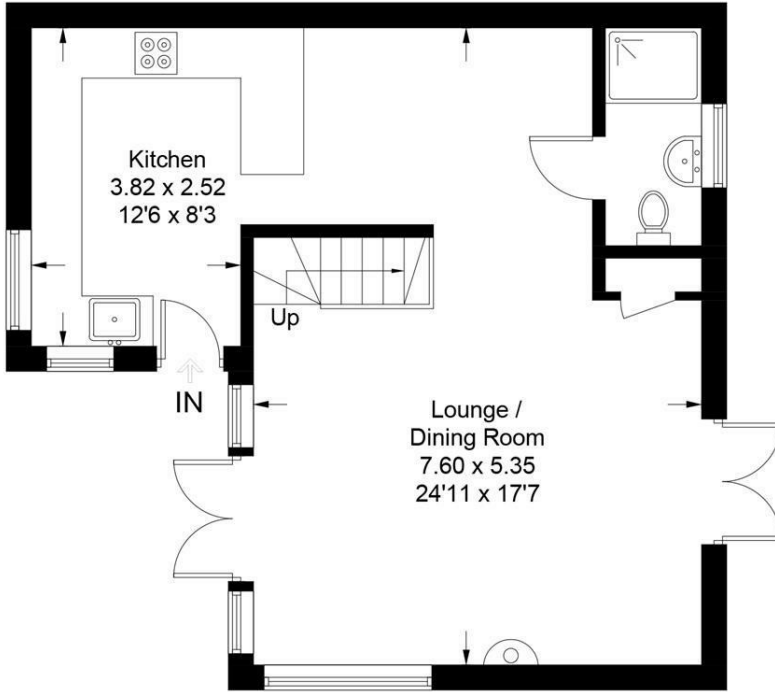
### DIRECTIONS

The property can be accessed on foot via the Cremyll Ferry or by road either via the Tamar Bridge or Torpoint Ferry if travelling from Plymouth. Follow Sat Nav. PL10 1HX

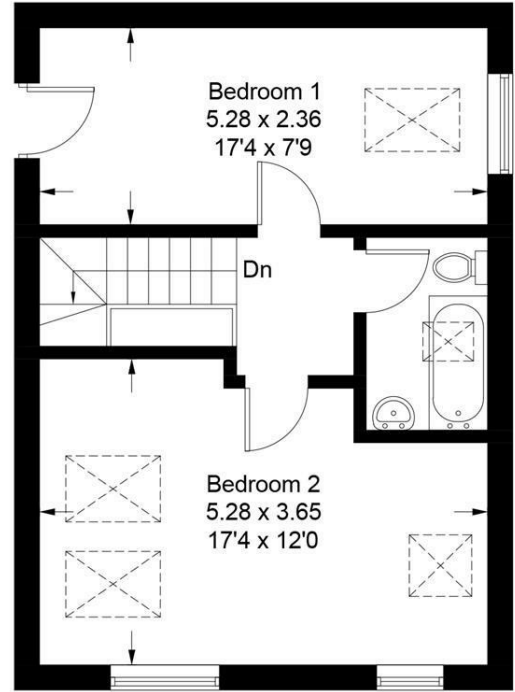


Approximate Gross Internal Area = 91.0 sq m / 984 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040363)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-65) D
(55-65) D	(49-54) E	(43-48) F	(35-39) G
Net energy efficient - higher scoring coats		75	57
England & Wales		EU DIRECTIVE 2002/91/EC	

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