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Sheviock



Portwrinkle Beach 1.5 miles • Torpoint 5 miles • Plymouth 10 miles

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**A beautifully presented detached family home, situated on a generous plot of mature gardens in a peaceful location.**

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- Detached Four Bedroom House
- Recently Refurbished Quality Kitchen
- Two Reception Rooms
- Four Double Bedrooms
- Large Private Garden Overlooking Countryside
- Short Distance from Quiet Local Beaches
- Driveway & Car Port
- Freehold
- Council Tax Band F

**Guide Price £775,000**

#### LOCATION

The property lies within the Sheviock Conservation Area on the edge of the village, adjacent to and overlooking unspoilt open farmland, approximately 1.5 miles from the South Cornish coast at Portwrinkle and Whitsand Bay. Sheviock has a church and the nearby village of Craffhole has a community shop, popular inn/restaurant and a village hall which hosts a wide range of activities. The old fishing village of Portwrinkle with its harbour and small but popular beaches, is home to the Whitsand Bay Golf Club and lies on the beautiful South West Coast Path just to the west of Plymouth and east of Looe, in an extraordinarily unspoilt coastal region. The village of Antony (3 miles) has a popular primary school, also within the catchment area of two Plymouth grammar schools, with an excellent reputation and there is a much wider range of facilities within the riverside town of Torpoint with its sailing club and deep water moorings. 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. Mainline trains can be accessed at Plymouth, St. Germans or Liskeard (Plymouth to London Paddington 3 hours), with local services also accessible at St Germans (3.5 miles).

#### DESCRIPTION

A beautifully presented detached family home, situated in a quiet and peaceful area, just a short distance from the Cornish coast. This charming home has been refurbished and well maintained by the current vendors and boasts a generous garden with mature planting overlooking beautiful countryside.

#### ACCOMMODATION

A south facing detached house is of individual architect design which captures the light and capitalises on the views over the gardens and open fields. Enter via the attractive reception hall with oak floor and staircase rising to the first floor. The stylish sitting room has a wood burner and tiled hearth, wide windows and sliding doors open to the sun room with tiled floor and French doors opening into the garden with wonderful views. The dining/family room

enjoys patio doors to the garden and opens into the recently fitted modern kitchen with a stunning range of matching units with co-ordinating work surfaces, the kitchen has a pleasant outlook and also conveniently has a door to the garden. The hallway also gives access to two double bedrooms (one of which is currently utilised as a study) together with a downstairs shower room with WC. The first-floor landing leads to a further two double bedrooms together with a three-piece family bathroom. Bedroom one also has eaves storage, whilst a large loft space is accessible from the landing.

#### OUTSIDE

The property is approached via a long private driveway providing ample level parking. The delightful, south facing gardens are a particular feature, predominantly laid to lawn with an abundance of mature plants and trees which are interspersed with gravel paths and established flower and shrub beds. Within the garden the various mature trees provide a sheltered environment and the garden backs onto open fields with simply stunning views over open countryside. Adjacent to the house is a patio, providing the perfect spot for alfresco dining and entertaining. Outbuildings include a greenhouse, gazebo, garden shed and lean-to log store.

#### SERVICES

Mains water, drainage and electricity.  
Oil central heating and multi burner in living room.  
4KW solar PV.  
Full mobile coverage via EE, Three, Vodafone and O2 are available at the property.

#### DIRECTIONS

What3words - amounting.slips.scorpions

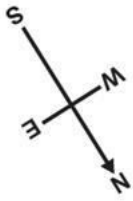


Approximate Area = 2071 sq ft / 192.4 sq m (excludes voids)

Limited Use Area(s) = 136 sq ft / 12.6 sq m

Total = 2207 sq ft / 205 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1091789

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)		73	78
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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