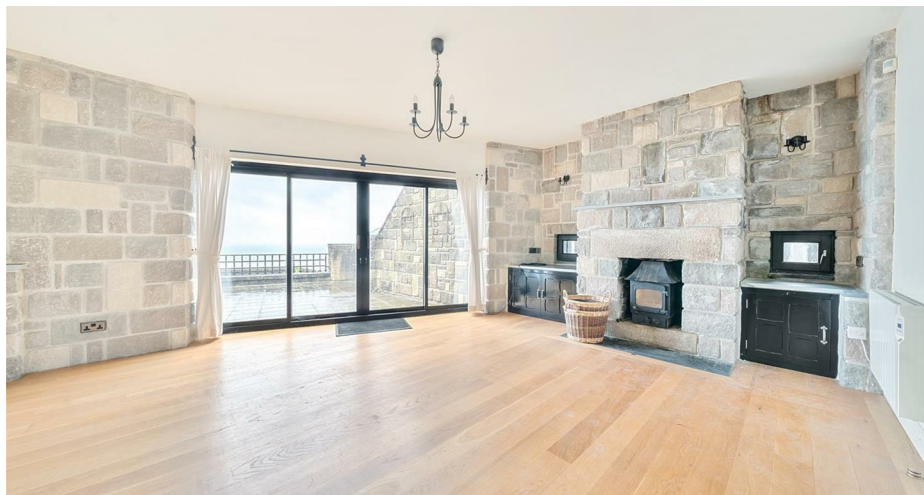




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## The Fort



Millbrook 1 Mile. Plymouth City Centre via Ferry 9.5 Miles. Exeter Airport 68 Miles

A three bedroom Grade II Listed Penthouse Apartment situated in a historical Military Fort in a sea facing location – this wonderful property will lend itself to both a holiday home by the sea or full time residency.

- Grade II Listed Penthouse Apartment
- Kitchen/Breakfast Room
- Two Generous Reception Rooms with Stunning Sea Views
- Three Double Bedrooms
- Family Bathroom & Full En-suite Bathroom
- Large Sun Terrace with Swimming Pool
- Unrivalled Sea Views
- Parking & Garage
- Leasehold
- Cornwall County Council – Band F

Guide Price £850,000

### SITUATION

The Fort lies on the edge of the sought after coastal village of Cawsand, and is just a short stroll from the beach and the heart of the village. The twin villages of Kingsand and Cawsand are set on the Rame Peninsula and have an abundance of fascinating history. Originally fishing villages, where the old pilchard cellars can still be seen along the shoreline, the villagers were also notorious in the 1700's for smuggling contraband including fine wines and spirits from across the Channel. Richard Carew, one of Cornwall's most famous historians visited the villages and recorded in his 'Survey of Cornwall' (1769) his discovery of 'Kings Sand and Causam Bay'. The villages have a bustling community and are equipped with a variety of local shops, pubs and restaurants, together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often known as Cornwall's forgotten corner. This is an Area of Outstanding Natural Beauty with quiet secluded beaches, magnificent scenery and spectacular walks along the South West Coastal Path. The Mount Edgcombe Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of the Westcountry, punctuated with its villages of Millbrook, Kingsand, Cawsand, St John and Craffthole.

### DESCRIPTION

This spacious Grade II listed penthouse apartment boasts stunning sea views. The accommodation is of generous proportions throughout and benefits from a large sun terrace which is a perfect space for relaxing and

entertaining incorporating a private small swimming pool and spectacular sea views.

### ACCOMMODATION

A generous reception hall gives access to the Kitchen/Breakfast room which has an attractive fitted kitchen with a range of matching cupboards/units with co-ordinating work surfaces, integral appliances and a door leading through to the Dining room, complete with a feature fire place with wood burning stove and sliding doors out to the Sun terrace. The hallway leads to a further reception room, again with feature fireplace and sliding doors to the sun terrace, a family bathroom and three double bedrooms. The Master bedroom benefits from an En-suite bathroom and sliding doors to the terrace.

### OUTSIDE

A large, private paved sun terrace which boasts unrivalled and far reaching sea views. The perfect spot to enjoy the sunshine either in the pool or admiring the views whilst entertaining family and friends. Other external benefits include a single garage, parking and storage area.

### SERVICES

LEASEHOLD – 999yrs (From 28.1.1988) Service charge £600pa. No Ground Rent.  
Mains Water/Drainage  
Mains Electric  
Broadband: Superfast.  
Full mobile coverage via EE, Vodafone, Three and O2 are available at the property.

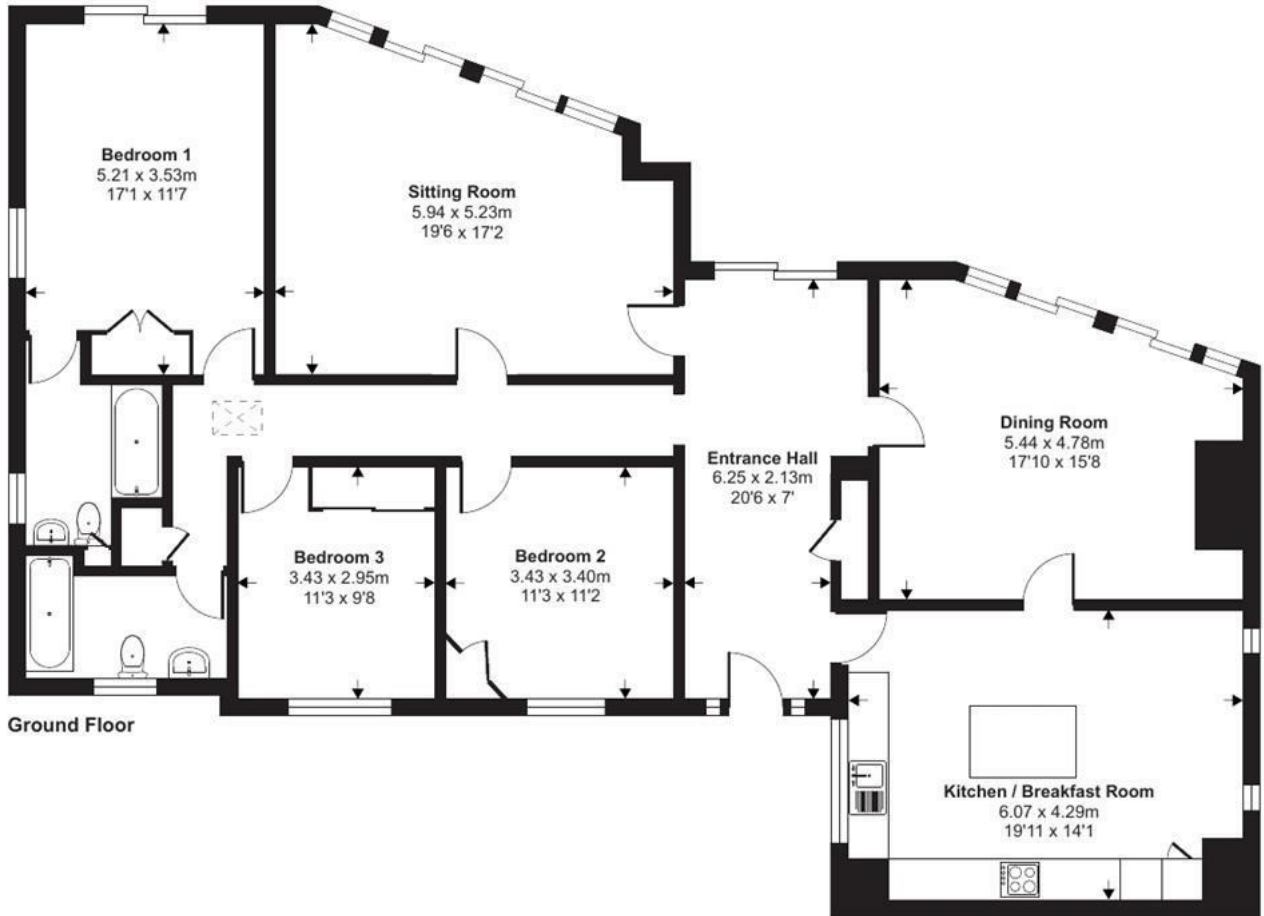
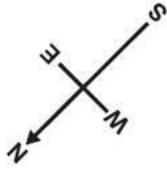
### DIRECTIONS

What3Words -  
///tightest.horizons.results



Approximate Area = 1701 sq ft / 158 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1103132

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	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	74

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