



40 Whitsand Bay View



Looe approx.10 miles. Plymouth approx.19 miles. Exeter approx.60 miles.

A well-presented, detached, reverse level family home with stunning sea views, situated in a quiet and idyllic Cornish sea side village.

- Stunning sea views
- Reverse Level Detached House
- Kitchen/Diner with Sea Views
- Large Sitting Room with Sea Views & Wood Burning Stove
- Four Bedrooms
- Family Bathroom
- Detached Garage
- Freehold
- Council Tax Band E

Guide Price £600,000

SITUATION

Just a short stroll from the beach, within the charming and historic fishing village of Portwrinkle, on the beautiful and unspoilt coastline of South East Cornwall, overlooking Whitsand Bay, famed for dramatic scenery and long stretches of sandy beaches. This property enjoys breath-taking and panoramic views over the foreshore and crystal clear waters from Rame Head in the east, to Looe Island and beyond in the west. The Eddystone Lighthouse is clearly visible twinkling away in the distance. This lovely village is within walking distance of The Finnygook Inn pub and the fantastic Whitsand Bay Gold Club, and approximately 10 miles from the maritime port of Plymouth.

DESCRIPTION

A light and spacious four-bedroom family home offering versatile accommodation boasting fantastic far reaching sea views and is just a short stroll from the beach.

ACCOMMODATION

A welcoming entrance hall has a staircase down to the lower ground floor and access to the loft via a pull-down ladder. The hallway, leads to a convenient coat cupboard and cloak room, the kitchen/diner is of a great size with a fitted kitchen and ample space for dining furniture, this dual aspect room has beautiful, far reaching sea views as does the generous dual aspect, 'L' shaped sitting room which also features a fireplace with wood burning stove. The lower ground floor landing gives access to a three-piece family bathroom, three double bedrooms and a single bedroom.

OUTSIDE

To the front aspect of the property is a tarmac driveway with parking for two cars along with an adjacent detached garage and terraced garden. Steps lead down to the front door. Access to the rear is available from both sides of the property. The rear garden is tiered and divided into terraces with the top tier being laid to lawn, providing the perfect spot to relax and take in the sea views. Rear access leads out onto a private no through road.

SERVICES

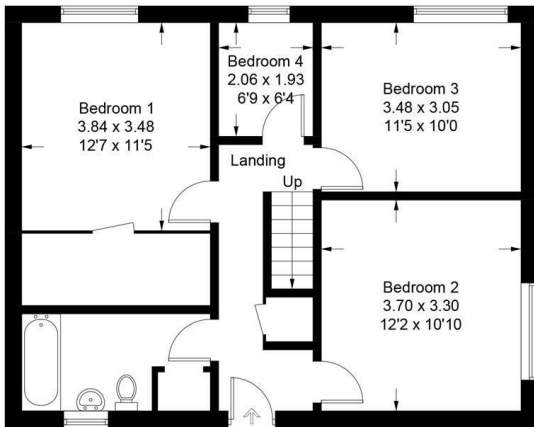
Gas Central Heating (The property is connected to the Village communal LPG feed and is metered individually)
Mains Electric
Mains Water/Drainage
Council Tax Band E
Based on the latest data available to Ofcom - Mobile availability from EE is likely. Ultrafast broadband is present. There is no flood risk at the property.

DIRECTIONS

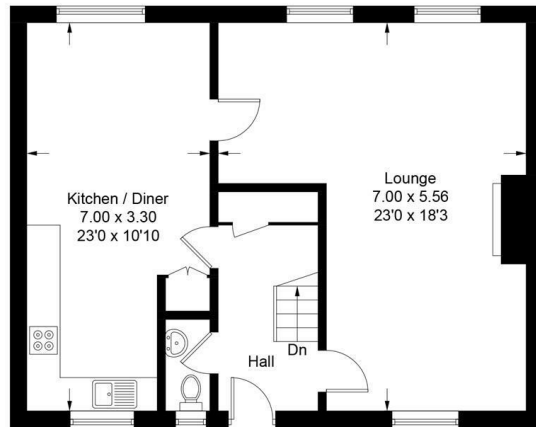
Drive down the hill and into the village of Portwrinkle, passing the golf course and hotel to your right, keeping the sea on the left, turn right into the aptly named 'Whitsand Bay View.' Follow the road to the right, up the hill. Keep going until you reach to where the road levels, the property will be found on the left-hand side.



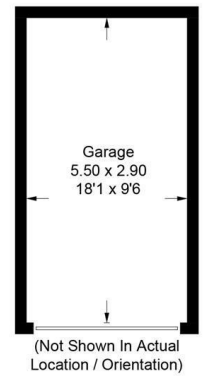
Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 142.2 sq m / 1530 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129505)

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			
(69-80) C			
(55-68) D		56	70
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU DIRECTIVE 2002/91/EC

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