



The Fish Cellars

, The Fish Cellars, Finnygook Lane, Torpoint, Cornwall PL11 3DQ



Portwrinkle 0.3 mile. Saltash 12 miles.
Plymouth 18 miles.

A well presented property set over three floors, situated in the converted Old Pilchard Cellar with exceptional coastal views.

- Three Bedrooms
- Spread Over Three Floors
- Open Plan Kitchen/Sitting Room
- Private Communal Courtyard Garden
- Underground Garaging
- No onward chain
- Leasehold - Share of the Freehold
- 982 Years Remaining

Guide Price £425,000

SITUATION

The property is one of a small number of individual properties situated only a moment's stroll from the beach, coves and rockpools in the sought after village of Portwrinkle. Portwrinkle is a pretty village with an old harbour and two beaches, no through traffic and adjoining the coastline of Whitsand Bay and the Southwest Coastal Path. Within walking distance of the village, Crafthole is home to the fabulous Finnygook Pub & Restaurant and a community village store. Portwrinkle is less than ten minutes from the A38 giving easy access to Plymouth and beyond.

DESCRIPTION

The 17th century stone and slate former fish cellar is a unique grouping of five dwellings with a communal forecourt and subterranean garage. The rugged stone buttresses, brick arches and carefully chosen timber framed windows give little clue to the modern accommodation within. The specification is exceptional, giving privacy to each of the properties while also taking advantage of the stunning sea views and sunsets. Of note is the aspect from the principal living area and its outside terrace, which has a view extending out over the sea with Looe Island in the distance. This property has been run as a popular holiday let, sleeping 8, and potential buyers have the option to profit from existing bookings or simply create a personal beachfront getaway. To be sold with no onward chain.

ACCOMMODATION

Entering from the courtyard, doors lead off into three bedrooms. The king-size master bedroom, with views over the front courtyard and gardens, has built in wardrobes and an ensuite with jacuzzi bath, separate shower, handbasin and wc. Bedroom two, also with built in wardrobes, has an ensuite shower room with wc and handbasin. Bedroom three is a

purpose-built character bunk bedroom with integrated tv and creative lighting that children will love. Stairs lead up to the delightful open plan living space abundant with natural light and doors to a balcony with modern hot tub and stunning sea views over the bay. The stylish kitchen, fitted in 2022, boasts a built-in oven, microwave, hob, and fridge/freezer. This wonderful entertaining space also benefits from wooden floors and vaulted ceiling. The lower ground floor is a useful recreation room ideal as den/games/tv room with an additional sleeping area. Also on this floor is a large storage room and a separate utility room with a washing machine and tumble dryer. The shower room is fitted with a new steam shower, wc and handbasin and is perfect for coming straight off of the beach! An external door leads to the underground car park with a dedicated space for one vehicle.

OUTSIDE

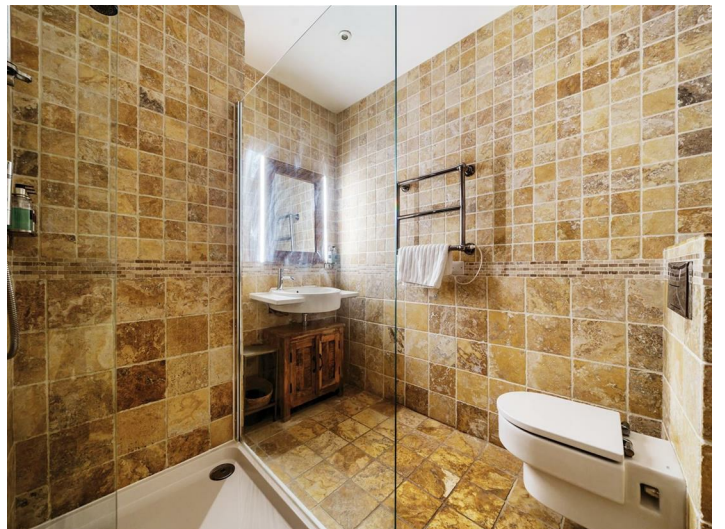
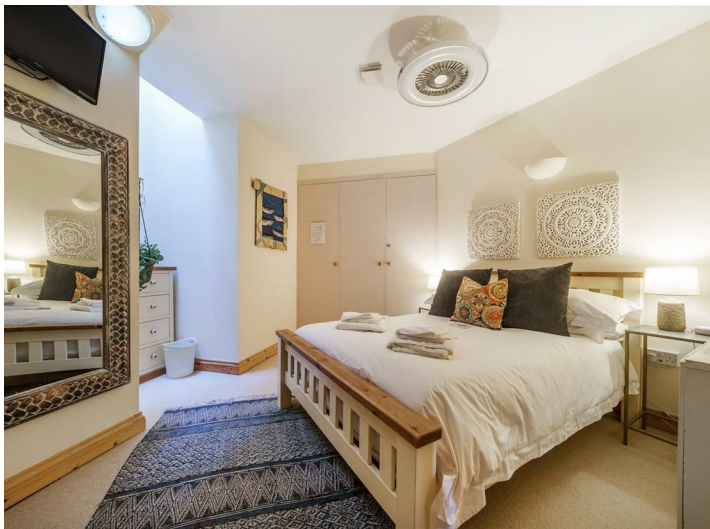
There is a large communal garden, private to this development.

SERVICES

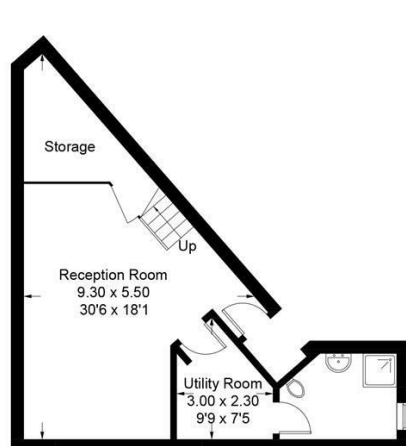
Mains water, drainage and electric. The underfloor heating is oil fired with a new boiler installed in 2019. The property is Leasehold with 982 years remaining. Service charge is £3246 per annum. Based on the latest data available to Ofcom mobile coverage from Three & EE are limited and Ultrafast broadband is available at the property.

DIRECTIONS

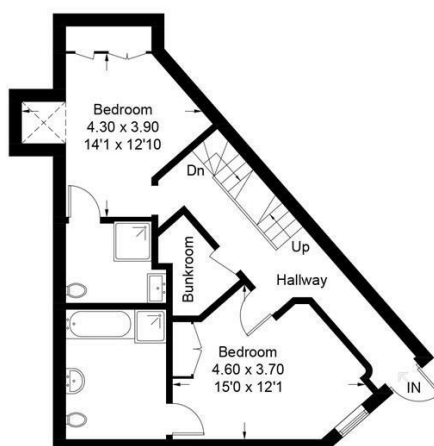
Follow the A38 through Plymouth and beyond for approximately 10 miles. At the roundabout take the first exit onto the A374. In approximately 4 miles, turn right onto the B3247 signposted Portwrinkle. Once in Crafthole, turn right onto West Lane and follow this road down into Portwrinkle noticing 2 car parks on your left. The Fish Cellars is the stone building in front of you further down this lane.



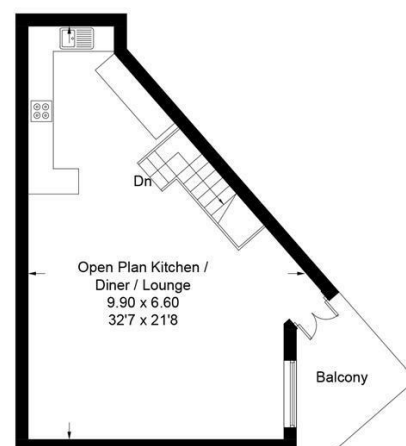
Approximate Gross Internal Area = 141.1 sq m / 1518 sq ft



Lower Ground Floor



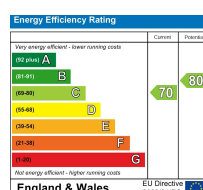
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID947307)

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.



Plymhouse, 3 Longbridge Road, Plymouth, PL6 8LT

01752 223933

plymouth@stags.co.uk

stags.co.uk