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The Stables





### SITUATION

The property lies in the heart of the village of Cawsand. The twin villages of Kingsand and Cawsand are set on the Rame Peninsula and has an abundance of fascinating history. Cawsand especially had much involvement with smuggling in the 1700's, where thousands of casks of spirits were landed here by a fleet of over 50 smuggling vessels and the old pilchard cellars can still be seen on the shoreline. 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 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 Edgumbe 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 Craffhole.

### DESCRIPTION

This former Stable has been beautifully converted to a high specification throughout, creating a light and spacious home of generous proportions set traditionally over two floors. This elegant property is truly a hidden gem, tucked away in a private courtyard setting within the heart of a sought-after coastal village – literally a stones throw from local amenities and the beach, offering a luxurious seaside lifestyle.

### ACCOMMODATION

The spacious entrance hall is most welcoming with doors leading to a downstairs cloakroom, double bedroom with En-suite shower room and the most beautiful kitchen/breakfast room with fitted solid oak kitchen, coordinating granite worktops and electric Aga. The breakfast area enjoys a pleasant outlook over the garden with Bifold doors leading out to a paved patio area. This fantastic space is full of light and flows effortlessly through to the sitting

room which is dual aspect, with two sets of Bifold doors to the garden and Multi Fuel Stove for those chilly evenings. The staircase from the entrance hall rises to the first-floor landing providing access to a further three double bedrooms - all of good size and all with luxurious En-suite facilities.

### The Annex

A well-appointed, self-contained studio, which is accessed from outside of the gated courtyard and therefore convenient as independent ancillary accommodation, additional guest suite or Air B&B opportunities. Beautifully presented throughout, the annex comprises, double bedroom with kitchenette, shower room and private balcony.

### OUTSIDE

To the rear of the property is an attractive, generous walled garden, which is mainly laid lawn with a paved sun terrace and can be accessed via the kitchen/breakfast room and sitting room.

A shared driveway leads to a gated, large brick paved courtyard to the front aspect of the property, providing ample parking for multiple vehicles and an adjacent garage.

\*NB. The neighbouring property has right of way only to access their garage which is also located within the courtyard. However, no other rights or parking are afforded.

### SERVICES

Mains Water (metered) & Mains Drainage.  
Heating & Hot Water Provided by Air Source Heat Pump.  
Underfloor heating to Ground Floor - Radiators to first Floor.  
Multi Fuel Stove in Sitting Room.  
Based on the latest data available to Ofcom, mobile coverage from EE, Vodafone and O2 and Superfast broadband are available at this property.  
Broadband: 45.8 - 50.8 Mbps (download speed) 16.7 - 18.5 (upload speed)

### DIRECTIONS

What3Words - ///ample.actor.circulate

Millbrook 1.6 Miles Plymouth City Centre  
via Ferry 9.5 Miles Exeter Airport 68 Miles

A stunning semi detached family property, situated in the heart of the prime coastal location of Cawsand. This elegant home benefits from a private level garden, gated private driveway with parking, garage and studio ancillary accommodation.

- Converted Coach House & Stables
- Beautifully Presented Semi-Detached Home in Sought After Coastal Location
- Quality Bespoke Fitted Kitchen
- Generous Sitting Room with Multi Fuel Stove
- Four Double Bedrooms - All with En-Suite Facilities
- Ancillary Studio Apartment
- Gated Driveway with Adjacent Garage
- Planning Permission for Orangery Style Conservatory
- Freehold
- Cornwall County Council - Council Tax Band C

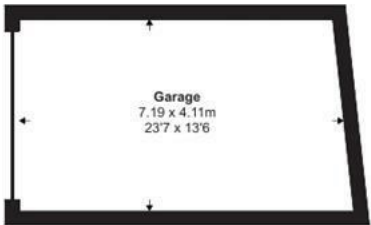
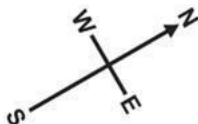
Guide Price £975,000



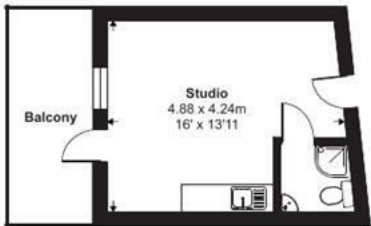




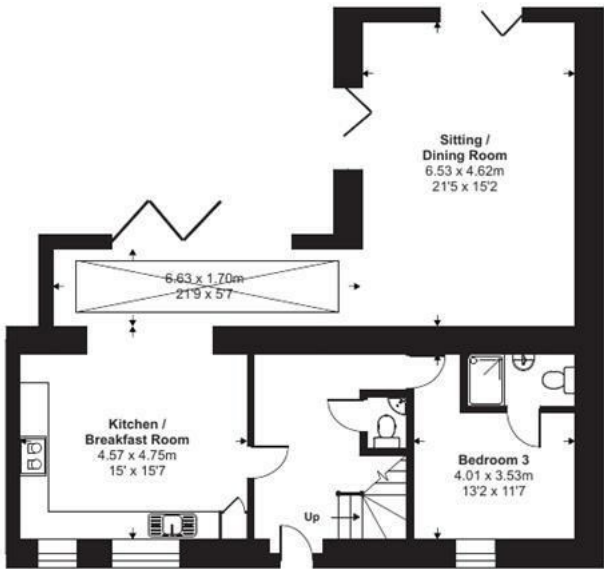
Approximate Area = 1956 sq ft / 181.7 sq m  
Garage = 546 sq ft / 50.7 sq m  
Total = 2502 sq ft / 232.4 sq m  
For identification only - Not to scale



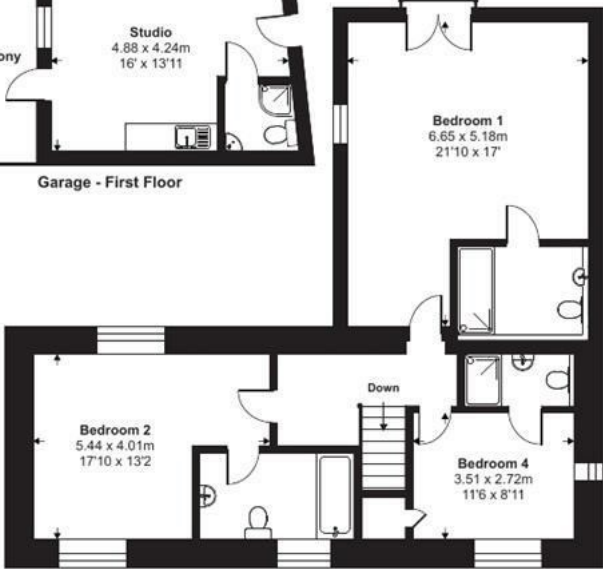
Garage - Ground Floor



Garage - First Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
Produced for Stags. REF: 1141774

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
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B		79	
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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