

Westcroft

Kingsand, Cornwall





A beautiful four bedroom period home in a magnificent location in the heart of the highly sought-after Cornish village of Kingsand

Millbrook 1.4 miles, Torpoint 6.0 miles, A38 10.0 miles, Looe 15.4 miles, Saltash 16.7 miles, Plymouth 22 miles
(All distances are approximate)

		
4	4	2

Summary of accommodation

Ground Floor: Dining room | Kitchen/sitting room

First Floor: Sitting room | Bedroom with en suite shower room

Second Floor: Principal bedroom with en suite shower room | Further bedroom en suite

Third Floor: Bedroom with en suite bathroom

Guide Price: £900,000

Location

The property occupies a highly sought-after position in the heart of the idyllic village of Kingsand on the Rame Peninsula, an Area of Natural Outstanding Beauty, moments from the beach and the stunning, calm waters of Plymouth Sound. Set on the rugged coastline of the Rame Head Heritage Coast, Kingsand and neighbouring Cawsand offer various amenities, including local shops, pubs, cafés and those beautiful beaches.

The larger Cornish village of Millbrook is also within easy reach, with further shops and amenities, including restaurants, pubs and cafés, as well as a doctor's surgery. The town of Torpoint, six miles away, provides a further choice of shops, facilities and supermarkets. The nearest school is the Fourlanesend Community Primary School, with Millbrook also providing a primary school, while the nearest state secondary school is at Torpoint.

There are stunning walking, riding and cycling routes along the South West Coast Path, with plenty of stunning beaches and rugged clifftops within easy reach of the property, plus sailing and other watersports in the bay. There is also golf at Whitsand Bay, Looe Golf Club and China Fleet Country Club.

The A38 is within 10 miles, providing road access to Plymouth, as does the Torpoint ferry. Plymouth's mainline station provides direct services to London Paddington in 3 hours.



Westcroft

Westcroft a Grade II listed former Coaching Inn dating from 1760 and retains many of its original features.

Lovingly restored by the current owner Westcroft has featured in interiors articles in magazines and books both nationally and internationally.

Westcroft is a splendid period home with plenty of character, set in a highly sought-after position in the idyllic Cornish coastal village of Kingsand. The property offers four en suite bedrooms and a wealth of charming accommodation, arranged across four levels with original details combining with elegant décor and fittings throughout. All the floors have excellent sea views including the dining room on the ground floor.

On the ground floor there is a well-presented dining room with original Georgian alcoves and panelling, a bay window and a handsome fireplace with a tiled surround. The ground floor also has a well-equipped, kitchen which has bespoke solid wood hand painted cupboards, a butler's sink , integrated appliances, and a charming sitting area.

The first floor provides further space in which to relax in the sitting room, with its wooden flooring, built-in shelving and storage, fireplace and bay window offering views towards the beautiful beach. There is one double bedroom on the first floor with an en suite bathroom, while two further bedrooms can be found on the second floor. These include the principal bedroom with its en suite shower room and WC, while the other first-floor bedroom has an en suite bathroom. The third floor features one further bedroom among the timber roof eaves, with skylights overhead and an en suite bathroom with a freestanding roll-top bathtub.

Garden & Grounds

The property occupies a privileged position among the winding lanes of Kingsand, opening onto Market Street and with the stunning Kingsand and Girt beaches just a few yards away. The South West Coast Path runs past the property. Parking is available in the central village carpark or on-street towards the top of the village.





Approximate Gross Internal Floor Area
209.8 sq m / 2,258 sq ft

Property Information

Services: Mains water & electricity. Private drainage.
Biomass boiler central heating.

Tenure: Freehold

Local Authority
Cornwall Council

Council Tax
Band E

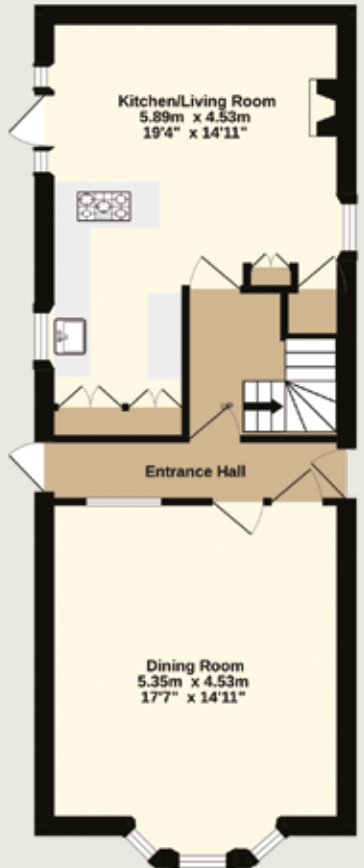
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Viewing

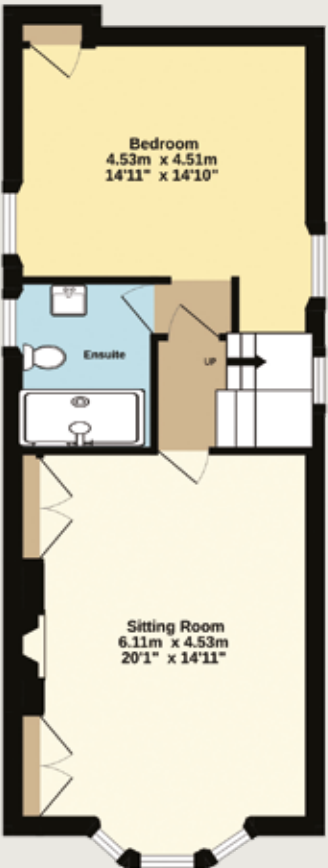
Viewing by prior appointment only with the agents.



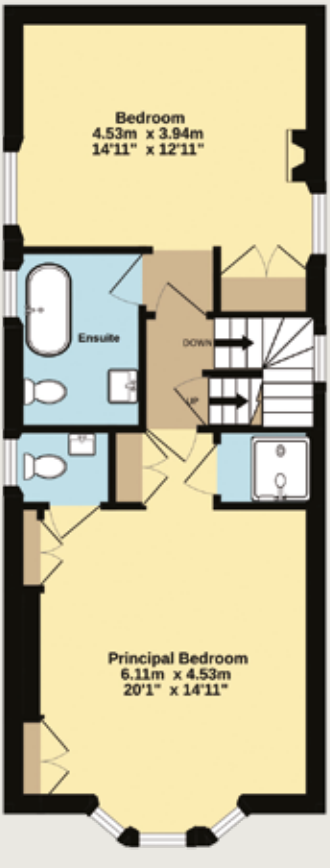
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



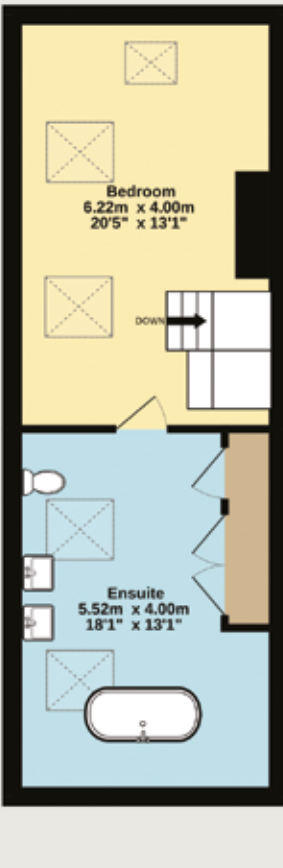
Ground Floor



First Floor



Second Floor



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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