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CRAFTHOLE METHODIST CHURCH CRAFTHOLE, TORPOINT, PL11 3BE

OFFERS IN EXCESS OF £85,000





CLOSE TO PORTWRINKLE BEACH - A former Methodist Church with immense potential (subject to consent) in a charming village location. About 2105 sq ft, Garden with Outhouses.

PORTWRINKLE BEACH - 0.75 MILE, LOOE 11 MILES, PLYMOUTH 9 MILES, KINGSAND/CAWSAND - XX MILES, FOWEY 26 MILES



LOCATION

Crafthole Methodist Church is centrally located within the prized village setting of Crafthole on the beautifully unspoilt coastal hinterland of Whitsand Bay and the Rame Peninsula.

Crafthole village has a regular bus service, community shop, community hall with social activities and nursery/playgroup. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 0.75 mile away and is home to the Whitsand Bay Golf Club. This is an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. The village of Antony (2 miles), has a popular primary school and is also within the catchment area of two Plymouth grammar schools, with their excellent reputation.

The broad sweep of Whitsand Bay boasts over three miles of golden sands with seasonal RNLI Lifeguards and the crystal clear waters are renowned for bathing, surfing, kayaking and all manner of watersports. Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. Tregonhawke and Treninnow Cliff lie within an Area of Great Landscape Value and is also a designated County Wildlife Site.

Nearby the villages of Kingsand and Cawsand (5 miles) both have a welcoming community, are home to the Rame Gig Club and are well 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 described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path which can be accessed only about 800 metres south of the property. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 7 miles distant.

The town of Saltash has a long waterfront with deep water moorings on the River Tamar and a Waitrose store on its northern outskirts. The city of Plymouth with its historic Barbican and beautiful waterfront and marinas lies within commuting distance. The mainline railway station can be accessed at St. Germans (4 miles) providing an excellent commuting facility (Plymouth - London Paddington 3 hours).



DESCRIPTION

The property comprises a former methodist church with potential for alternative uses subject to any consents that may be required.

The property extends to about 2105 sq ft and briefly comprises as follows - GROUND FLOOR - Porch - Reception Hall - 783 sq ft Church Hall - GARDEN FLOOR - Meeting/Sunday School Room - Kitchen - Office - Cloakroom/WC*** see note on services.

OUTSIDE

Small front courtyard. Enclosed rear garden with two stone built outhouses.







SERVICES

Mains water and electricity.

***Drainage - We are advised that the property is connected to mains drainage through a private collection chamber, from which waste is pumped into the mains system, subject to an easement as follows - this easement will be extinguished when the property ceases to be used as a Methodist Church, meaning that when the property is sold, the new owners will have no legal rights to the drainage system currently in place without negotiating with the grantors of the easement (Diamond Cottage). The alternative would be to connect into the mains drainage system serving the village, prospective purchasers are advised to make their own enquiries in this regard.

NOTE

The vendors reserve the right to invite best and final offers should they receive interest from multiple parties.

DIRECTIONS

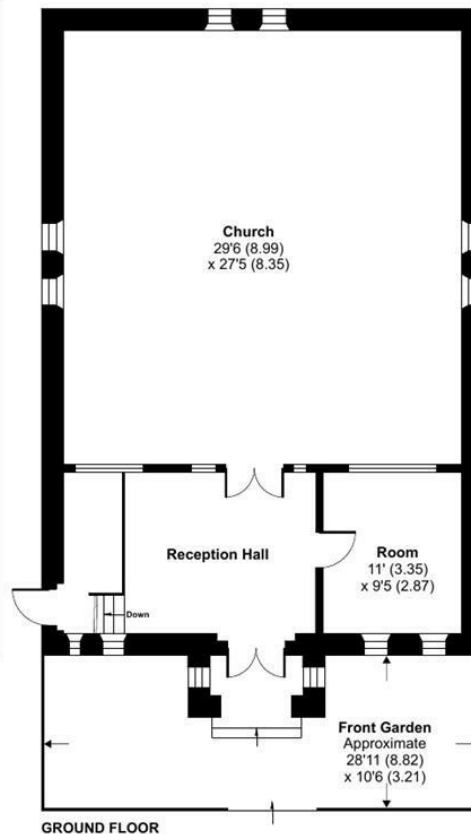
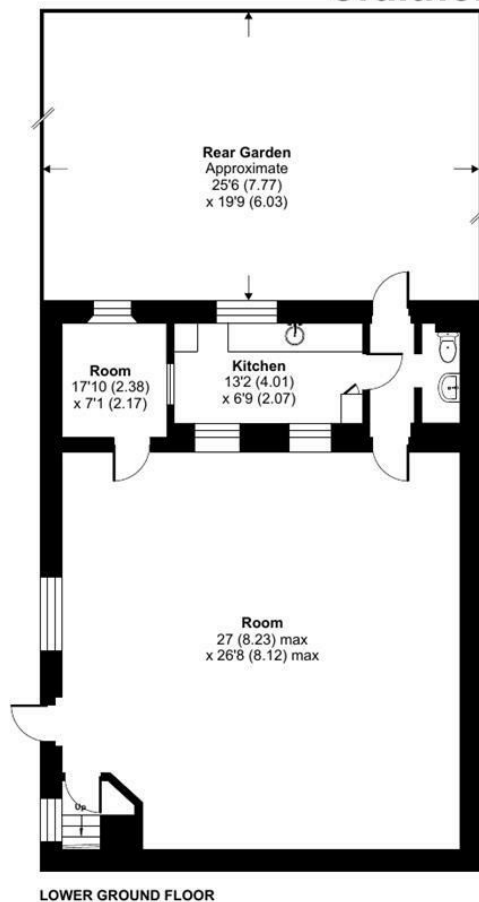
Using Sat Nav - Postcode PL11 3BE - the property is centrally situated in the village with no off road parking, viewers are advised to park on the road near The Finnygook Inn and finish the journey on foot.



Crafthole Methodist Church, Crafthole, Torpoint, PL11

Approximate Area = 2105 sq ft / 195.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Scott Parry Associates. REF: 1488736

These particulars should not be relied upon.