

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 WHITSAND BAY VIEW, PORTWRINKLE, TORPOINT, PL11 3DB

PRICE GUIDE £645,000





A beautifully presented and south facing contemporary marine residence offering spacious accommodation, conveniently located only 250 yards from the beach and commanding a stunning 180 degree prospect over the sparkling waters of Whitsand Bay. About 1345 sq ft, 31' Open Plan Living Room/Kitchen, Principal Bedroom with Ensuite Shower Room/WC, 3 Further Double Bedrooms, 2 Bath/Shower Rooms, Laundry Room, Parking, Garage, Gardens, 950 sq ft of Sea Facing Terraces.

BEACH AND HARBOUR 250 YARDS, DOWNDERRY 4 MILES,
SALTASH 12 MILES, PLYMOUTH 18 MILES,
KINGSAND/CAWSAND 6 MILES, EXETER 61 MILES



LOCATION

4 Whitsand Bay View is situated in an enviable, elevated and south facing location within the the old fishing village of Portwrinkle, with a beach cafe, a harbour (with kayak and dinghy storage by permit) and two small beaches.

Portwrinkle is home to the Whitsand Bay Golf Club and lies on the beautiful south west coast path, just to the west of Plymouth and east of Looe, in an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. Neighbouring Crafhole village has a community shop/post office, active community hall with social activities and nursery/playgroup. The village of Anthony (3 miles), has a popular primary school (rated "Good" by Ofsted), also within the catchment area of two Plymouth grammar schools, with their excellent reputation. There are a much wider range of facilities available in the riverside town of Torpoint with its sailing club and deep water moorings.

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 100 metres south of the property. The Mount Edgumbe 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

4 Whitsand Bay View comprises a detached south facing house, in our clients ownership for 14 years the property has been carefully maintained and improved, providing thoughtfully laid out accommodation over two floors with each of the principal rooms enjoying fascinating sea views. Features include full double glazing (aluminum framed on the south and east elevations) electric heating, wood burner and modern kitchen with Neff and Bosch appliances and contemporary bath/shower rooms.

The accommodation is laid out over three floors and being set into the coastal contour allows convenient garden access at both ground and first floor levels, extending to about 1345 sq ft and briefly comprising - GROUND FLOOR - 31' Open Plan Living Room/Kitchen a triple aspect room with oak staircase, wood burner and bi-fold doors to the terrace - Laundry Room - Bath/Shower Room - FIRST FLOOR - 16' Principal Bedroom with french doors to terrace and dual aspect with views to Rame Head and a superb Ensuite Shower Room/WC - 3 Double Bedrooms (2 with lovely sea views) - Shower Room/WC - Cellar Area.

OUTSIDE

The property is approached over a private drive (in separate ownership and shared with two other users) with level parking and leading to the garage with loft.

The generous gardens have an open south aspect with fabulous sea views. There are two large sea facing terraces (one with porcelain paving) totalling about 950 sq ft and providing superb space for sun bathing and entertaining. There are two garden stores (one provides access to the small under house cellar). The remainder of the garden is lawn with various trees and shrubs.

EPC RATING - TBC, COUNCIL TAX BAND - E

DIRECTIONS

Using Sat Nav - Postcode PL11 3DB - upon entering Whitsand Bay View turn left onto the private road serving No 4.



Whitsand Bay View Portwrinkle, PL11



Approximate Gross Internal Area = 125 sq m / 1345 sq ft
 Approximate Garage Internal Area = 11 sq m / 121 sq ft
 Approximate Outbuilding Internal Area = 9 sq m / 85 sq ft
 Approximate Total Internal Area = 145 sq m / 1820 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography for Scott Parry Associates

These particulars should not be relied upon.