SKIMMING STONE

PRIVATE BEACH ACCESS

DUPORTH, CORNWALL

THE PROPERTY SHOP




PRIVATE
PARKING

Duporth

£215,000

OFFERS OVER

Pagoda Drive

FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Ground Floor Apartment	2	1	Duporth	B

- Rare Freehold Ground Floor Apartment
- Chain Free Sale
- Two Double Bedrooms
- Bright Open Plan Living
- Furniture Available as a Separate Negotiation
- Off-Road Parking Adjacent to the Property
- Gated Beach Access & Communal Gardens
- Walking Distance to Charlestown Harbour & Beaches





Pagoda Drive

Offered to the market chain free, 'Skimming Stone' is a beautifully presented two-bedroom ground floor apartment, ideally positioned within easy walking distance of the beach and the historic harbour of Charlestown. Benefitting from level access, off-road parking immediately outside the entrance and rare freehold ownership with a 999-year lease, this superb home offers an exceptional opportunity for those seeking a permanent residence, holiday home or successful holiday letting investment.

The apartment enjoys a bright and spacious open plan living space, thoughtfully designed to create a sociable environment for everyday living and entertaining. The contemporary kitchen is fully equipped with integrated appliances, including a fridge freezer, dishwasher and washer/dryer, while the generous dining and sitting areas are flooded with natural light from multiple windows. Beautifully maintained throughout, the property is available furnished via a separate negotiation, allowing a purchaser to move straight in or continue operating as a holiday let with ease.

There are two well-proportioned double bedrooms, both finished in neutral tones to create calm and inviting spaces. The stylish family bathroom is fitted with a modern white suite incorporating a bath with shower over. Further benefits include gas central heating which has recently been installed, double glazing and ample built-in storage, ensuring comfort and practicality all year round.

Outside, residents enjoy access to well-maintained communal gardens, allocated off-road parking directly beside the apartment and exclusive gated access to the nearby private beach. Charlestown's picturesque harbour, restaurants, cafés and coastal walks are all within easy reach, while nearby bus links provide convenient access to Fowey, St Austell and the surrounding coastline. Combining a sought-after coastal location with low-maintenance living, 'Skimming Stone' is a home that is equally suited to retirees, first-time buyers and those looking for a turnkey investment.








andy
oes
Salty
sses





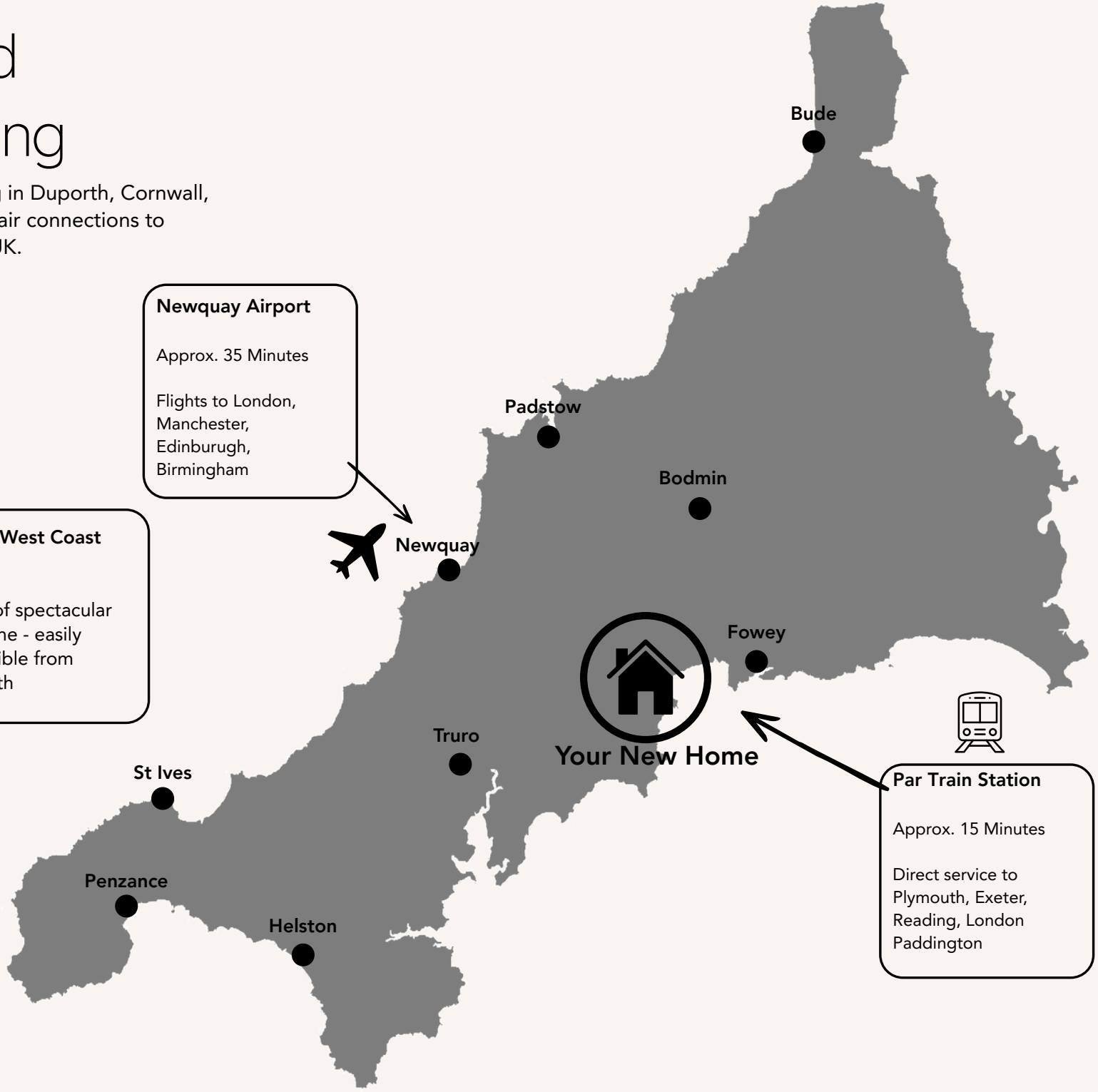






Connected Coastal Living

Enjoy private beachide living in Duporth, Cornwall, with excellent road, rail and air connections to London and the rest of the UK.



Newquay Airport

Approx. 35 Minutes

Flights to London, Manchester, Edinburugh, Birmingham

South West Coast Path

Miles of spectacular coastline - easily accessible from Duporth

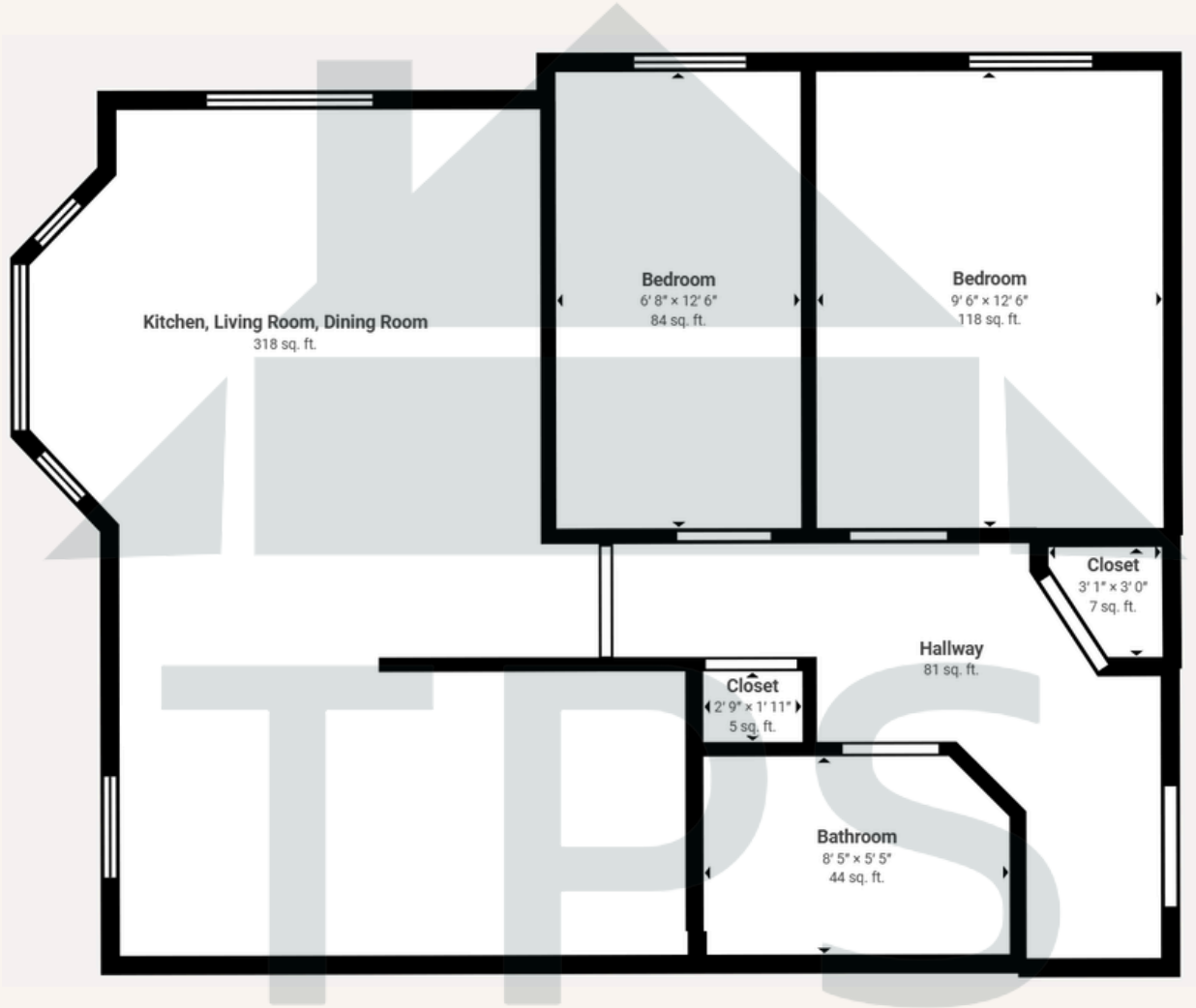
Nearby Exploration

Charletown, Eden Project, Tintagel Castle, Lost Gardens of Heligan, Padstow, St Ives

Par Train Station

Approx. 15 Minutes

Direct service to Plymouth, Exeter, Reading, London Paddington



What3Words: ///distorts.soils.guitar
Local authority: Cornwall Cuncil
Tenure: Owner will receive a share of Freehold, with a 999 year lease on area of occupation
Ground rent: N/A

Heating – Gas Central Heating
Electric – Mains
Water - Mains
Drainage – Mains

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.



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182

negotiator@tpssouthwest.com | www.thepropertyshopcornwall.co.uk