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LYNHER HOUSE CRAFTHOLE, TORPOINT, PL11 3BQ

PRICE GUIDE £425,000





Close to Portwrinkle Beach and in a prized village setting on the fabulous Rame Peninsula, a characterful village house set in it's own grounds enclosed by stone walls, in need of some improvement and available on the open market for the first time in over 85 years. About 1801 sq ft, Sitting Room, Dining Room, Kitchen, Laundry, Cellar, 5 Bedrooms, Bath/Shower Room, Established Gardens.

BEACH 0.5 MILE, LOOE 11 MILES, PLYMOUTH 9 MILES, FOWEY 26 MILES



## LOCATION

Lynher House is centrally situated within the prized coastal village of Craffthole on the beautifully unspoilt coastal hinterland of Whitsand Bay and the Rame Peninsula.

Craffthole village has a regular bus service, community shop/post office, 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 0.5 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 Anthony (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 600 metres south of the property. The Mount Edgcombe 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

Lynher House comprises a classic double fronted period house which would benefit from some improvement. The property has oil fired central heating and traditional features including sash windows with shutters, timber flooring, feature fireplaces and a beautiful balustrade staircase amongst many others. There are lovely views from some rooms over the village, open countryside, the Lynher Estuary and the foothills of Dartmoor beyond.

The accommodation extends to about 1801 sq ft and briefly comprises - GROUND FLOOR - Porch - Spacious Reception Hall - 23' Dual Aspect Living Room with French doors to garden and original fireplace - 12' Dual Aspect Dining Room - Kitchen - Store/Boot Room - Laundry Room - Rear Porch - LOWER GROUND FLOOR - Cellar that opens on to a Victorian tiled courtyard - FIRST FLOOR - 4 Double Bedrooms - Bath/Shower Room - Seperate WC - Study/Bedroom 5.

#### OUTSIDE

The established gardens are a particular feature of the property, relatively level with lawns and mature trees and shrubs including wisteria and camellias etc, enclosed by stone walling to provide a sheltered and secluded environment. Historically our clients have parked at the entrance gate (not on the deeds).

EPC RATING - E, COUNCIL TAX BAND - E  
SERVICES - Mains water, electricity and drainage.

#### DIRECTIONS

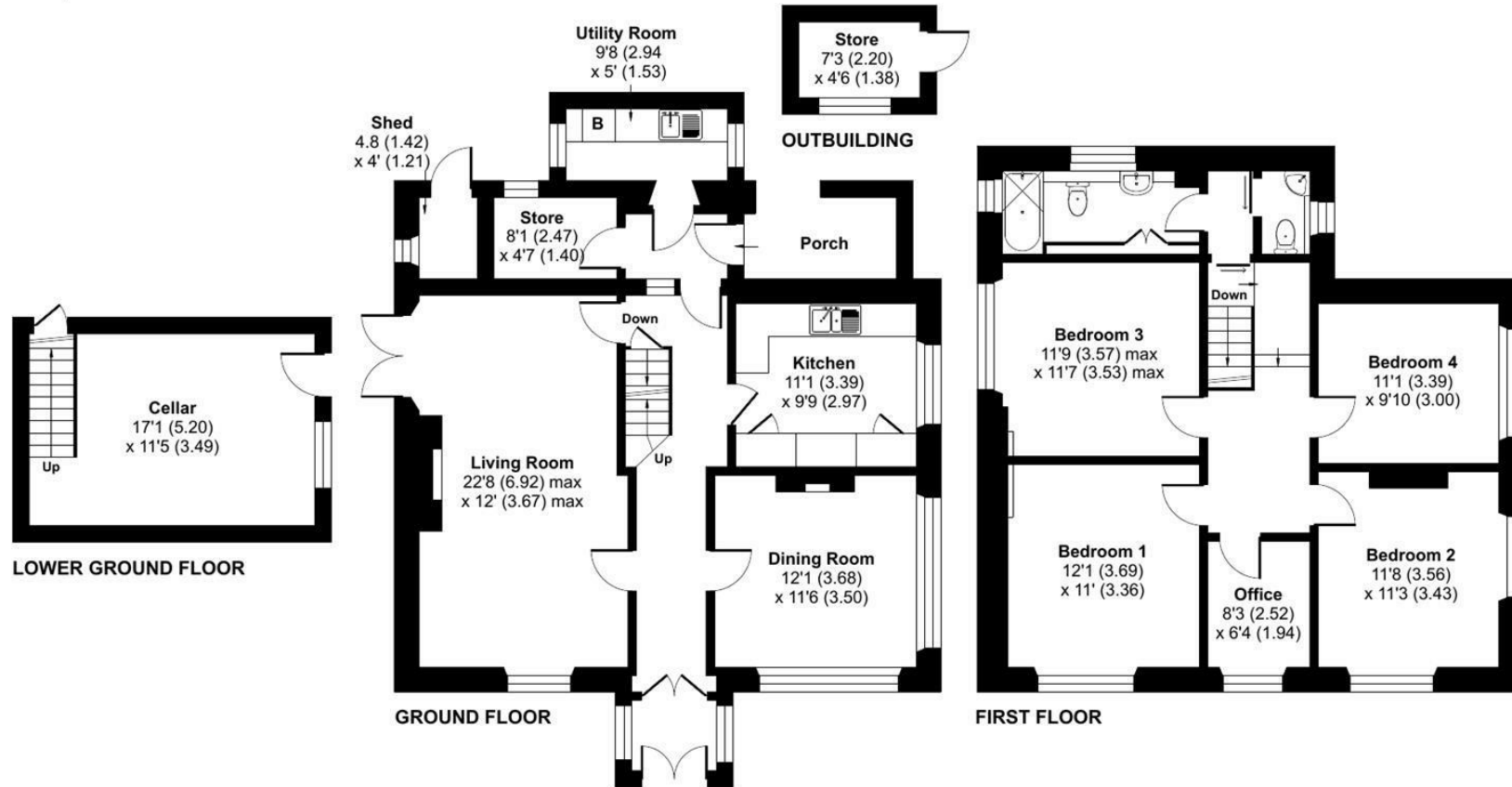
Using Sat Nav - Postcode PL11 3BQ



# Crafthole, Torpoint, PL11

Approximate Area = 1801 sq ft / 167.3 sq m (excludes porch)  
Outbuildings = 50 sq ft / 4.6 sq m  
Total = 1851 sq ft / 171.9 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1418738

These particulars should not be relied upon.