SCOTT PARRY
— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SEALIGHT, FREATHY BEACH, WHITSAND BAY, CORNWALL, PL10 1JT

OFFERS IN EXCESS OF £275,000

CLOSE TO THE BEACH, KINGSAND/CAWSAND 2 MILES - THE GLORIOUS CORNISH RIVIERA - Only 150 yards from the beach and commanding a stunning prospect across the shimmering azure waters of Whitsand Bay - a detached and quintessential seaside chalet presented in the boutique contemporary style and currently used as a high quality holiday let - About 329 sq ft, 21' O/P Living Room/Kitchen with wood burner, Double Bedroom, Shower Room/WC, 210 sq ft Sea Facing Deck with Bespoke 2 Person Hot Tub, Outside Shower. A "Turnkey" proposition. Holiday Use Only.

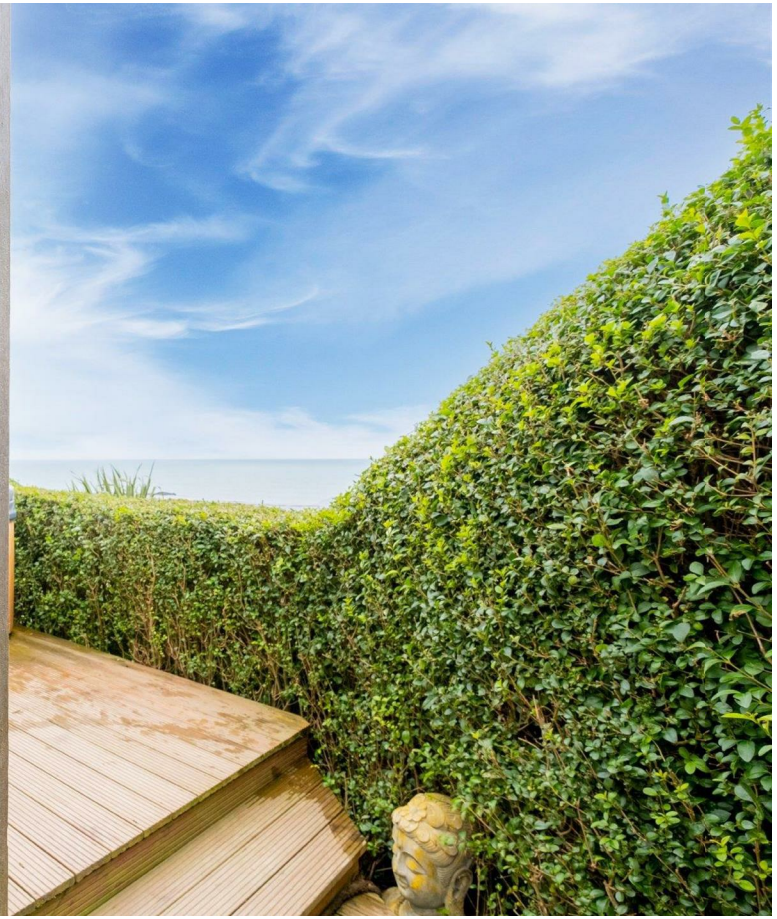
LOCATION

Sealight enjoys a much coveted seaside location on Whitsand Bay. The bay is widely regarded as a "world class" coastal location and is prized for its mild maritime climate. The extraordinary panorama encompasses views including the iconic landmarks of Rame Head to the east, the Eddystone Lighthouse on the horizon and westerly views to Looe including Looe Island, Hannafore Beach and extends as far as Dodman Point and The Lizard on a clear day.

The constant passage of commercial, naval and pleasure craft around Whitsand Bay approaching the entrance to Plymouth Sound, makes this an extraordinary, distracting and inspirational outlook. 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.

Within the eye line of the property diving trips to HMS Scylla can be seen, the ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef, Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life, Whitsand and Looe Bay are officially designated Marine Conservation Zones 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 (2 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. 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 on the edge of the village.



DESCRIPTION
Sealight comprises a detached, near beachside chalet in a secluded south facing position with outstanding sea and coastline views. The property is currently used as a high quality holiday let (let through and managed by Boutique Retreats) and is being sold furnished and equipped as a "turnkey" proposition with a proven income, the gross income for 2024 is in the region of £25,000 to £30,000 and there are already a number of forward bookings for 2025.

Whitsand Bay is the perfect environment for those who wish to indulge in water-based leisure pursuits, or for observing the unique natural flora and fauna on this unspoilt coastal slope, one can clearly hear the sound of the waves rolling onto the beach below and the skylarks singing in the sky above - a truly magical and deeply immersive sensory experience.

The accommodation extends to about 329 sq ft and briefly comprises - 21' Open Plan Living Room/Kitchen with wood burner and 13' wide wall of glass with twin sliding doors to the terrace - Double Bedroom with wardrobe - Shower Room/WC.

OUTSIDE
Well screened by hedging, the outside space provides a private south facing environment with 210 sq ft decked terrace providing a fine vantage point from which to enjoy the extraordinary sea views - there is an outside shower for rinsing off after a day on the beach and a strategically placed 2 person hot tub of bespoke design.

EPC RATING - D

DIRECTIONS
Using Sat Nav - Postcode PL10 1JT - please refer to Scott Parry Associates for details on where to park.

Sealight

Approximate Gross Internal Area = 30.6 sq m / 329 sq ft

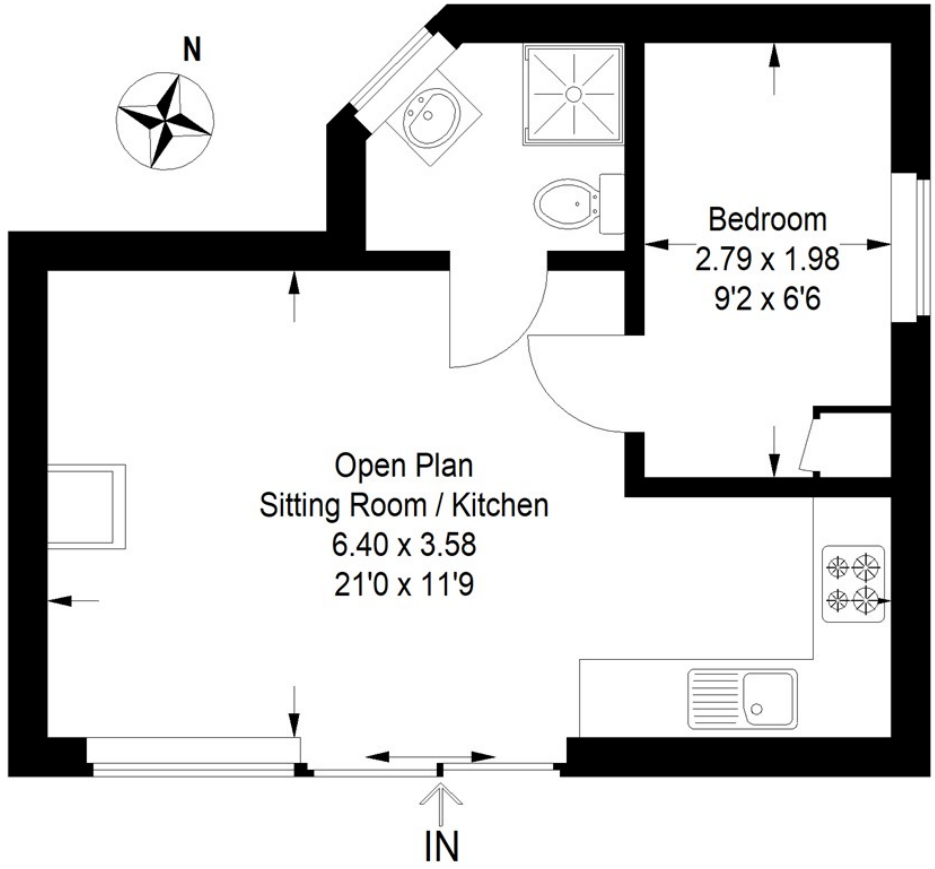


Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars should not be relied upon.

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