

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

VINE COTTAGE ARMADA ROAD, CAWSAND, TORPOINT, PL10 1PQ

OFFERS IN EXCESS OF £800,000







The perfect family home offering spacious and versatile accommodation in this coveted and historic village setting, Grade 2 Listed and privately situated within high walled gardens only 200 yards from the safe family beach and crystal clear waters of Cawsand Bay. About 1639 sq ft, Conservatory, Kitchen/Dining/Family Room, Sitting Room, Snug/Bed 4, Laundry, 3 Bedrooms (1 Ensuite), 2 Bath/Shower Rooms, Parking, Lawn, Decked Terrace with Sea Views.

PLYMOUTH 11 MILES (or direct seasonal Passenger Ferry from the beach),  
WHITSAND BAY 2 MILES, LOOE 14 MILES, FOWEY 30 MILES,  
EXETER AIRPORT 55 MILES

#### DESCRIPTION

Vine Cottage comprises an historic detached village house, south facing and privately situated within walled gardens providing a secluded environment only a moments walk from the beach. Reputed to have been the butler's house from nearby Mount Edgecumbe House the cottage is Grade 2 Listed, in our clients ownership for 9 years the property has been carefully improved (including stripping back to the original stonework both inside and out and re-lime mortaring in the traditional way) and extended to provide comfortable accommodation with the perfect balance of contemporary and character features including stripped pine doors, full double glazing (except one small decorative window which was handmade by the vendor), exposed stone and timber work, decorative fireplaces, electric boiler central heating on a Hive system and sash windows. The versatile layout with the ground floor shower room/wc and second staircase enables the snug to be used as fourth bedroom depending upon individual needs.

The accommodation extends to about 1639 sq ft and briefly comprises -  
GROUND FLOOR - Reception Hall with slate floor - 23' Dual Aspect & Open Plan Kitchen/Dining/Family Room with vaulted ceiling and green oak roof trusses, the beautifully fitted kitchen has underfloor heating, polished granite worksurfaces and wide folding windows over the garden - 13' Sitting Room with wood burner - 13' Snug/Bed 4 - 16' Conservatory with French doors to garden - Laundry Room - Downstairs Shower/WC perfectly positioned for rinsing off after a day on the beach - FIRST FLOOR - 3 Bedrooms (1 Ensuite) - Family Bathroom with claw and ball foot slipper bath.

#### OUTSIDE

The property is set behind a high stone wall providing a sheltered and private environment with a south aspect. A pair of high hand built oak gates open from the village road onto a level parking area. A stone cobbled pathway leads through the garden to the cottage. The colourful private gardens are predominantly lawn with a variety of established shrub and flower beds. There are two paved patios together with a raised deck, under which is useful storage for kayaks and garden equipment and from which one can enjoy a view into Cawsand Bay.





## LOCATION

Vine Cottage is located in one of the most beautiful parts of Cornwall. It lies 200 yards from the waters edge in the picturesque village of Cawsand, the entire village is a designated Conservation Area and directly adjoins the sheltered and crystal clear waters of Plymouth Sound with the Mount Edgcumbe Estate to the east and Rame Head to the west providing beautiful and contrasting walks.

Steeped in history, Cawsand together with its neighbour Kingsand are the quintessential Cornish seaside villages intertwined by narrow streets with "chocolate box" fisherman's cottages. The 630 mile long South West Coast Path can be accessed 135 yards from the property. From here one can enjoy views across the bay to Fort Picklecombe, the Mount Edgcumbe Estate, Plymouth Breakwater, the City of Plymouth and Dartmoor on the horizon. For those with boating interests there are a wide range of marinas and anchorages around Torpoint, Saltash and Plymouth's waterfront to suit all types of craft with many places to explore by boat including the River Yealm, the River Tamar and of course Fowey Harbour all suitable for day sailing.

The villages of Kingsand and Cawsand have welcoming communities which are active year round, are home to the Rame Gig Club and are well equipped with a variety of local shops, two churches, five pubs and restaurants together with a sailing club and other facilities. A pedestrian ferry (seasonal) lands on Cawsand Beach and provides a very convenient link landing directly on Plymouth's historic Barbican.

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 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. 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.

Nearby St Mellion International Golf Resort offers unique 4-star facilities including an Elemis day spa and a European Tour golf course in addition the Whitsand Bay Golf Club at Portwrinkle (7 miles) is a fabulous clifftop course with awe inspiring views over the bay. Independent schools are available at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a mainline railway station (Plymouth to London Paddington 3 hours) and a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (44 miles) and Exeter (55 miles). The fabulous harbour side town of Fowey lies 30 miles to the west and the famous surfing north coast surfing beaches are just over a 1 hour drive.

EPC RATING - EXEMPT, COUNCIL TAX BAND - E

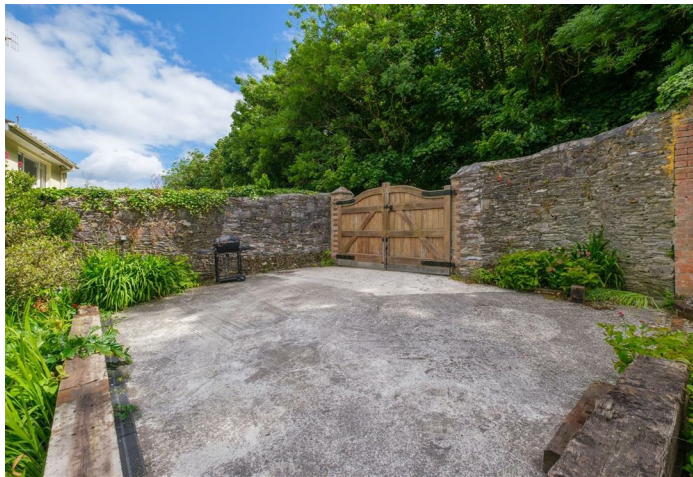
Mains water, electricity and drainage. Superfast Fibre Broadband available.

## DIRECTIONS

Using Sat Nav - Postcode PL10 1PQ





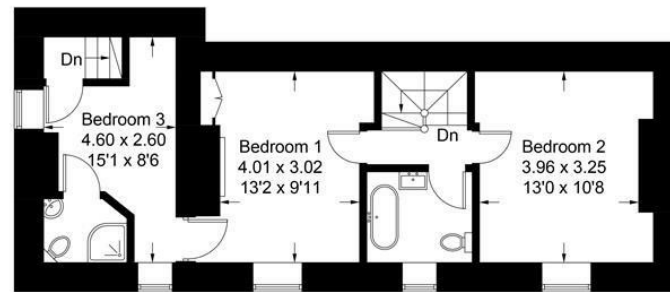




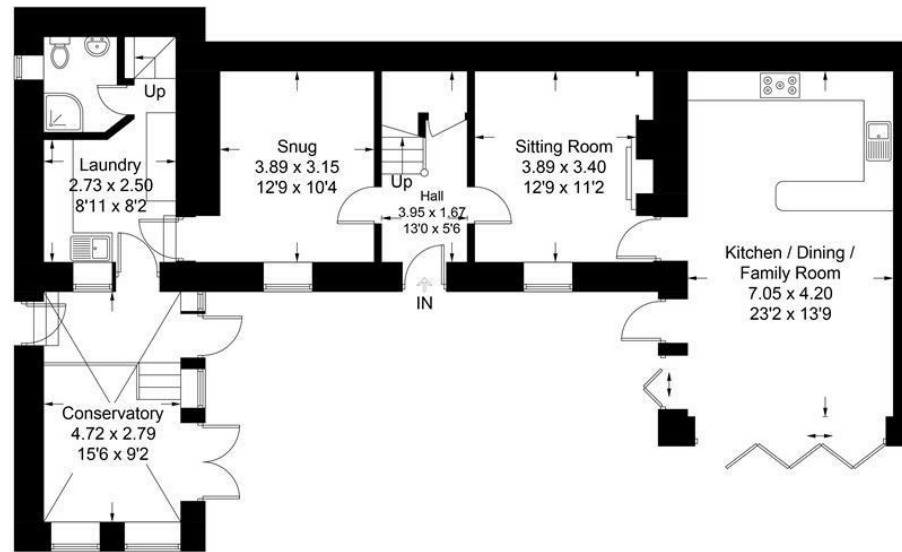


# Vine Cottage

Approximate Gross Internal Area = 152.3 sq m / 1639 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089131)

These particulars should not be relied upon.