SCOTT PARRY
ASSOCIATES
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE COPSE NEAR SHEVIOCK, TORPOINT, CORNWALL, PL11 3DZ

PRICE GUIDE £585,000









A fabulous country bungalow offering spacious accommodation and privately situated within beautiful streamside gardens of about 2 acres close to Portwrinkle Beach. About 1653 sq ft, Sitting Room, Kitchen/Dining Room, Garden Room, 3 Double Bedrooms, Laundry Room, Shower Room/WC, Private Driveway, Large Garage/Workshop, Carport, Workshop, Solar PV (37 Panel), Sweeping Lawns, Arboretum, Kitchen Garden, Greenhouse, Tractor Shed and Outhouses.

BEACH 1.5 MILE, LOOE 11 MILES, SALTASH 10 MILES, PLYMOUTH 7 MILES, FOWEY 22 MILES, EXETER 60 MILES

LOCATION

The Copse is conveniently situated in a truly rural south facing location close to the pretty village of Sheviock (1 mile) which is designated as a Conservation Area, the village has a regular bus service, Crafthole (1 mile) has a community shop/post office and community hall. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 1.5 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 Antony (3 miles) has a popular primary school, the location is 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.

St Germans (2.5 miles) is home to the beautiful Port Eliot Estate and has amenities which include a mainline railway station (Plymouth to London Paddington 3 hours), community shop, primary school (Ofsted rated "Good"), doctors' surgery, church, public house and a sailing club with long frontage to the River Lynher.

The town of Saltash has a Waitrose store on its northern outskirts and the city of Plymouth with its historic Barbican and beautiful waterfront 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

In our clients ownership for 22 years, The Copse comprises a detached country bungalow in a prized rural setting, south facing and only a short distance from Portwrinkle Beach, the property is privately situated within about 2 acres of beautiful gardens with two streams sparkling with crystal clear water and with an abundance of observable flora and fauna - a true nature lovers paradise. The bungalow has level access and the gardens likewise are relatively level creating a comfortable living and ease of maintenance environment.

The property benefits from a 37 panel solar pv system, full double glazing and oil fired central heating with an excellent energy rating of C.

The accommodation extends to about 1653 sq ft and briefly comprises - Porch/Entrance Lobby - 18' Dual Aspect Sitting Room with wood burner - 19' Open Plan Kitchen/Dining Room - 17' Garden Room - Laundry Room - 42' Verandah - Inner Hall with Cloakroom/WC off - 21' Principal Bedroom (originally two bedrooms) - 2 Further Double Bedrooms - Shower Room/WC.

OUTSIDE

The private driveway leads to a level parking area for many cars leading to the large Garage/Workshop with Carport, Workshop and Gardeners WC adjacent. In addition to this there are further outbuildings including a Greenhouse/Garden Store, Tractor Shed and further building used as a Log Store. A productive kitchen garden lies conveniently adjacent to these outbuildings. A 42' long Verandah running along the south side of the bungalow provides shelter/shade and is the perfect spot for entertaining and enjoying the garden during inclement weather.

The gardens are a particular feature of the property having been carefully planted and cared for during our clients long ownership. An expansive sweeping lawn runs away to the south dissected by a sparkling stream and with a further stream forming the east boundary, the streams provide a wonderful point of interest and are of course a haven for wildlife as is the whole garden, with it's enchanting atmosphere created by strategically planted trees and shrubs with a maturing woodland area forming the south boundary, deer and other wildlife are regularly observed in this area.



EPC RATING - C, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3DZ















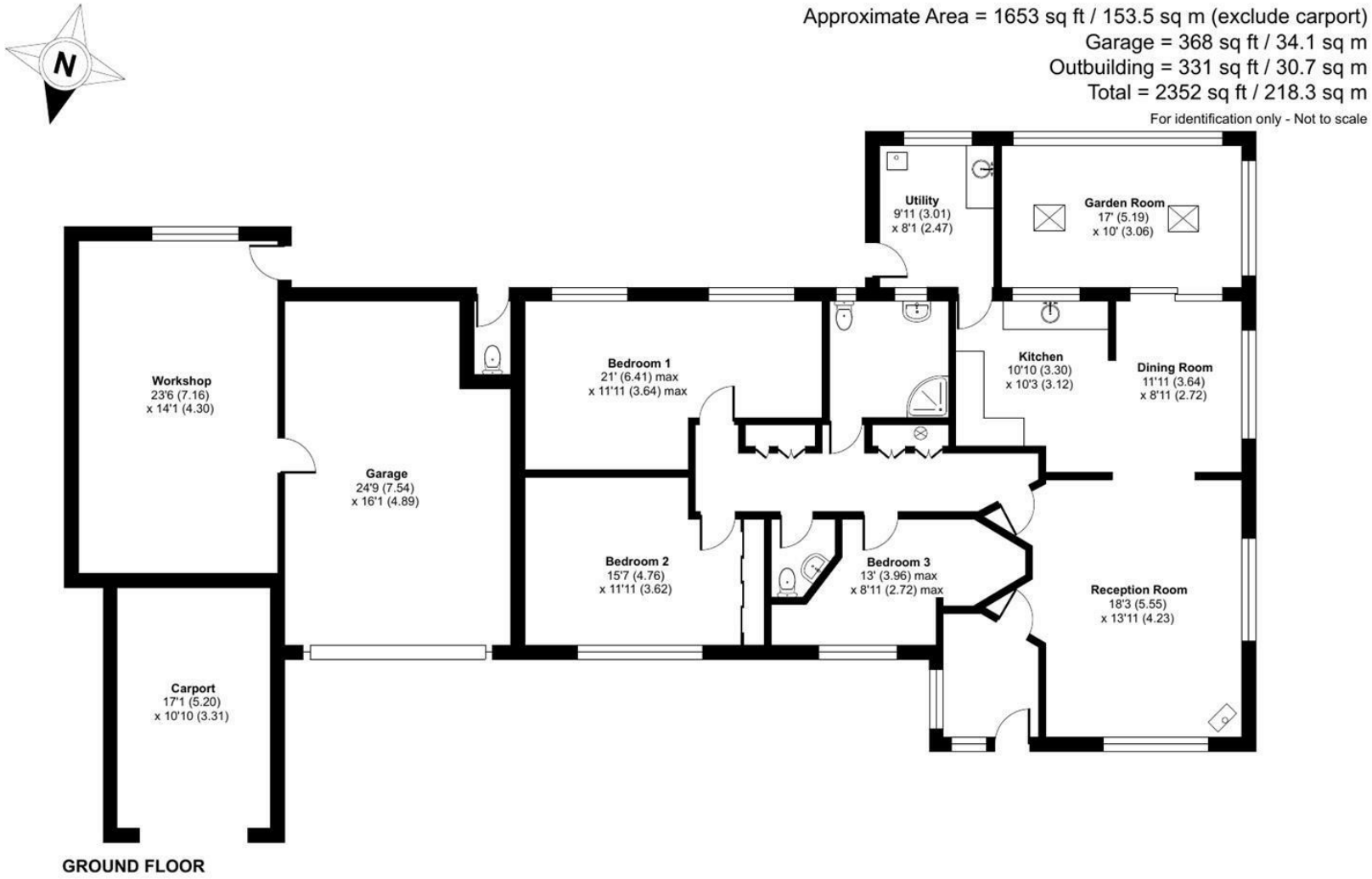






The Copse, Torpoint, PL11

Approximate Area = 1653 sq ft / 153.5 sq m (exclude carport)
Garage = 368 sq ft / 34.1 sq m
Outbuilding = 331 sq ft / 30.7 sq m
Total = 2352 sq ft / 218.3 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). © nichecom 2026. Produced for Scott Parry Associates. REF: 1467571

These particulars should not be relied upon.

Tamar View Nurseries, Carkeel, Saltash,
Cornwall, PL12 6PH

www.scottparry.co.uk
sales@scottparry.co.uk
01752 858314

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