THE WESTCROFT COLLECTION, KINGSAND, TORPOINT, PL10 1NE

LANG TOWN & COUNTRY
WATERSIDE

Guide Price £995,000

Set just moments from the beach in the heart of Kingsand, this remarkable collection of properties offers far more than a beautiful coastal home. Comprising the substantial period residence of Westcroft, together with Westcroft Gallery, a self-contained apartment and the charming Shell Cottage, this is a unique lifestyle opportunity within one of Cornwall's most sought-after waterfront villages.

Whether envisioned as an exceptional family compound, a multi-generational retreat, a portfolio of holiday accommodation, a lifestyle investment with multiple income streams, or a combination of all four, the possibilities are extensive. The ability to enjoy an outstanding coastal lifestyle whilst accommodating family and friends, generating income, pursuing creative interests or working remotely from one of the South West's most desirable destinations creates a proposition that is increasingly difficult to find and almost impossible to recreate. At a time when flexibility has never been more important, this collection of properties offers an opportunity to shape ownership around changing lifestyles and ambitions, all within a matter of steps from the beach and the calm waters of Plymouth Sound.

Westcroft
At the heart of the offering sits Westcroft, a handsome period residence arranged over four floors and enjoying wonderful views across the village rooftops towards Plymouth Sound. Rich in character and retaining a wealth of original features, the property blends elegant architectural detail with versatile accommodation to create a home of both charm and substance.b The ground floor provides welcoming reception space centred around a beautifully presented dining and living room, complete with original Georgian panelling, alcoves, a handsome fireplace and a bay window framing views towards the sea. The kitchen and breakfast room forms a natural hub of the home, featuring bespoke hand-painted cabinetry, a butler's sink and ample space for informal dining and entertaining. The accommodation unfolds across the upper floors, where a series of well-proportioned bedrooms enjoy an abundance of character and attractive sea views. Currently arranged with multiple en suite bedrooms, the layout offers considerable flexibility and could adapt to a variety of requirements, whether focused on family living, guest accommodation or additional reception space. French doors from the kitchen open onto a sheltered courtyard, creating a charming outdoor connection and providing access to the ancillary accommodation beyond.

The Gallery
Tucked within the attractive mews setting to the rear of the main house, The Gallery provides one of the most intriguing elements of the overall offering. Brimming with character and possibility, this impressive space lends itself to a variety of uses. A gallery, studio, workshop, home office, wellness space or creative retreat are just some of the opportunities afforded by its adaptable layout. The generous proportions create an environment capable of evolving alongside changing personal or professional requirements, making it equally suitable for lifestyle and commercial pursuits. Whether supporting a business venture, nurturing creative ambitions or simply providing valuable ancillary space, The Gallery adds a unique and highly desirable layer of flexibility to the estate.

The Apartment
Positioned above The Gallery, the self-contained apartment provides bright and welcoming accommodation that can serve a variety of purposes.The layout currently comprises an open-plan kitchen and living space, a double bedroom and shower room, creating an ideal base for guests, visiting family, long-term tenants or holidaymakers. Its independent nature allows owners to enjoy privacy whilst providing accommodation entirely separate from the principal residence.

The apartment also presents exciting possibilities for future enhancement, making it a particularly attractive component of the overall portfolio for buyers seeking flexibility and long-term potential.

Further enhancing the appeal of this is the benefit of approved planning permission relating to The Gallery and Apartment. Under application reference PA24/02447, consent has been secured for alterations and a roof-height extension to create a significantly enhanced residential element above the existing gallery space, including the formation of a larger duplex-style apartment with additional accommodation. Combined with the existing principal residence, annexe, apartment and separate cottage, the approved planning reinforces the property's position as a highly adaptable coastal lifestyle asset with exceptional scope for both personal enjoyment and potential income generation.

Shell Cottage
Completing this exceptional collection is Shell Cottage, a delightful period cottage that perfectly captures the charm, warmth and character for which Kingsand is so admired. Situated just moments from the shoreline, the cottage offers comfortable and inviting accommodation arranged around a welcoming sitting room featuring a characterful stone fireplace. The kitchen and dining area provides a sociable heart to the home, while the first floor accommodates three bedrooms served by a well-designed Jack and Jill shower room. The cottage enjoys its own distinct identity whilst complementing the wider offering perfectly. Whether retained for family use, enjoyed as a private guest retreat or utilised as holiday accommodation, Shell Cottage creates yet another layer of flexibility and opportunity.

Its proximity to the beach ensures residents and guests can fully embrace the relaxed rhythm of coastal village life, with morning swims, paddleboarding adventures, coastal walks and evenings spent in the village's renowned inns becoming part of everyday living.

Outside
A charming courtyard and mews environment provides a characterful outdoor setting at the heart of the various properties. Sheltered and private, this attractive space creates a natural connection between the accommodation while allowing each element to retain a sense of independence. It offers an appealing setting for outdoor dining, entertaining or simply enjoying the peaceful atmosphere that belies the property's wonderfully central position within the village.

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GROUND FLOOR
663 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
676 sq.ft. (63.5 sq.m.) approx.

2ND FLOOR
677 sq.ft. (63.2 sq.m.) approx.

3RD FLOOR
418 sq.ft. (38.8 sq.m.) approx.

TOTAL FLOOR AREA : 2137 sq.ft. (198.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

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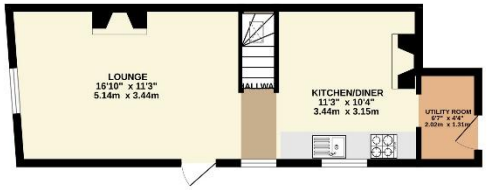

TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.

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