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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

DONKEYS HALT, PORTWRINKLE, TORPOINT, CORNWALL, PL11 3BP

PRICE GUIDE £250,000





THE GLORIOUS CORNISH RIVIERA - EXCITING COASTAL DEVELOPMENT OPPORTUNITY - A south facing beachside chalet only 100 yards from the beach and historic harbour and commanding a stunning prospect over the shimmering azure waters of Whitsand Bay. PLANNING PERMISSION FOR REPLACEMENT. Currently About 910 sq ft, 20' Sunroom, 18' Sitting Room, Kitchen, Laundry Room, Bathroom, 2/3 Bedrooms, Store, Parking, Established Garden. Proposed replacement offers accommodation of a similar scale over two floors.

BEACH AND HARBOUR 100 YARDS, DOWNDERRY 4 MILES,
SALTASH 12 MILES, PLYMOUTH 18 MILES,
KINGSAND/CAWSAND 6 MILES, EXETER 61 MILES



LOCATION

The property is situated in an enviable, elevated and south facing location within the the old fishing village of Portwrinkle, with a beach cafe, a harbour (with kayak and dinghy storage by permit) and two small beaches. Portwrinkle is home to the Whitsand Bay Golf Club and lies on the beautiful south west coast path, just to the west of Plymouth and east of Looe, in an extraordinary unspoilt coastal region away from the tourist routes and adjacent to the beautiful Rame Peninsula. Neighbouring Craithole village has a community shop/post office, active community hall with social activities and nursery/playgroup. The village of Anthony (3 miles), has a popular primary school (rated "Good" by Ofsted), 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.

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 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 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

Available on the open market for the first time in 56 years, Donkeys Halt is the quintessential beachside chalet uniquely positioned above the pretty beach of Hoodny Cove and the South West Coast Path is accessed just 65 yards to the north.

Planning permission was granted on the 10th June 2024 for "Replacement cabin for use as holiday accommodation and associated landscaping" under application number - PA23/08579. Conditions were discharged under a further application on the 14th April 2025 - application number - PA25/01513. Copies of the plans and planning permission are available by visiting the Cornwall Council Online Planning Portal quoting the above application numbers or by email from Scott Parry Associates. The property lies in the village environment and may have potential for residential use (subject to any consents that may be required). The approved permission demonstrates a cabin of about 915 sq ft over two floors (mezzanine style). The floorplans demonstrate the proposed layout.

The current accommodation is partly double glazed and is believed to be of original timber frame construction with a mix of upvc and timber weatherboard cladding amongst other materials including some asbestos sheets.

One of the floorplans demonstrates the existing layout, extending to about 910 sq ft and briefly comprises - 20' Triple Aspect Sunroom - 18' Sitting/Dining Room with vaulted ceiling and wood burner - 14' Kitchen - Laundry Room, Bath/Shower Room - 2 Double Bedrooms - Further Bedroom (walkthrough) - Store Room.

Due to the nature of the property none of the services have been tested and no warranties or assurances can be provided relating to their serviceability.

OUTSIDE

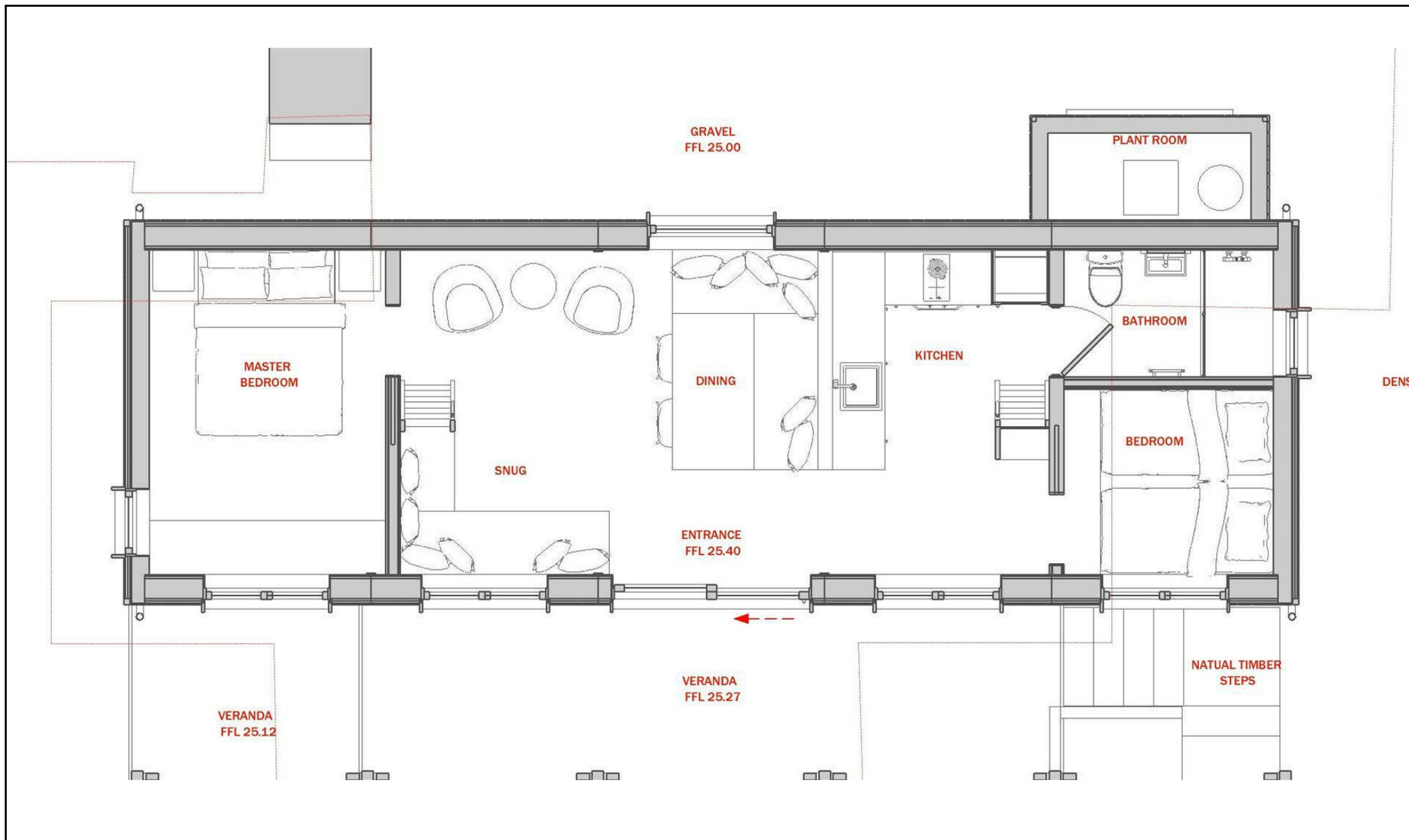
A private layby provides parking for 1 car with a short flight of gentle steps rising to the garden and front entrance door. The gardens are well established, predominantly lawn with hedging and a super south aspect allowing distracting views over the sea and coastline.

EPC RATING - F, COUNCIL TAX BAND - A

DIRECTIONS

Using Sat Nav - Postcode PL11 3BP





These particulars should not be relied upon.