

SCOTT
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1 THE TERRACE, CRAFTHOLE, TORPOINT, PL11 3BG

PRICE GUIDE £160,000





Close to the beach, an immensely pretty end of terrace cottage in need of renovation with large rear garden - About 622 sq ft, 14' Sitting Room, 14' Kitchen/Dining Room, Laundry Room, 2 Bedrooms, Bathroom, Garden.

BEACH 0.75 MILE, LOOE 11 MILES, PLYMOUTH 9 MILES, FOWEY 26 MILES



LOCATION

1 The Terrace is centrally located within the prized village setting of Crafthole on the beautifully unspoilt coastal hinterland of Whitsand Bay and the Rame Peninsula.

Crafthole village has a regular bus service, community shop, community hall with social activities and nursery/playgroup. The old fishing village of Portwrinkle, with a harbour (with kayak and dinghy storage by permit) and two small beaches is only 0.75 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 (2 miles), has a popular primary school and is also within the catchment area of two Plymouth grammar schools, with their excellent reputation.

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 800 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).

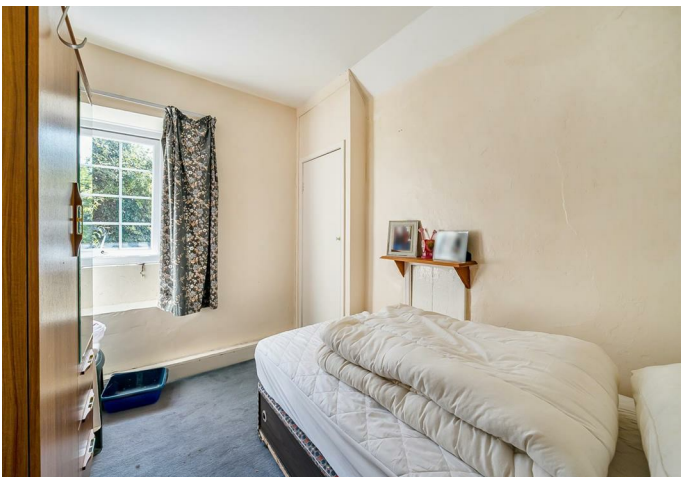


DESCRIPTION

1 The Terrace comprises an end of terrace cottage in need of renovation and improvement. The property benefits from a long and south facing rear garden and the cottage presents a fabulous opportunity to create a charming village home in this most sought after coastal village.

The accommodation extends to about 622 sq ft and briefly comprises
- GROUND FLOOR - Lobby - 14' Sitting Room with old fireplace - 14' Kitchen/Dining Room with old Rayburn - Laundry Room with WC off - FIRST FLOOR - 2 Bedrooms.







OUTSIDE

Long rear garden with a sunny south aspect. Currently uncultivated with lawn and some mature planting , the garden presents a wonderful opportunity for the creative gardener with ample room for the provision of a kitchen garden also. The neighbour has a right of way over the rear garden steps. Our client has advised there was a small patch of Japanese Knotwood in the middle part of the garden about three years ago, it was treated with herbicide and has not been observed since.

EPC RATING - E, COUNCIL TAX BAND - B

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

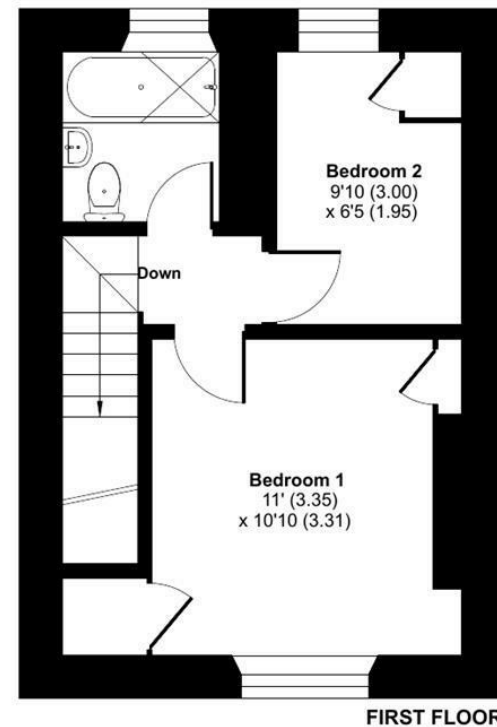
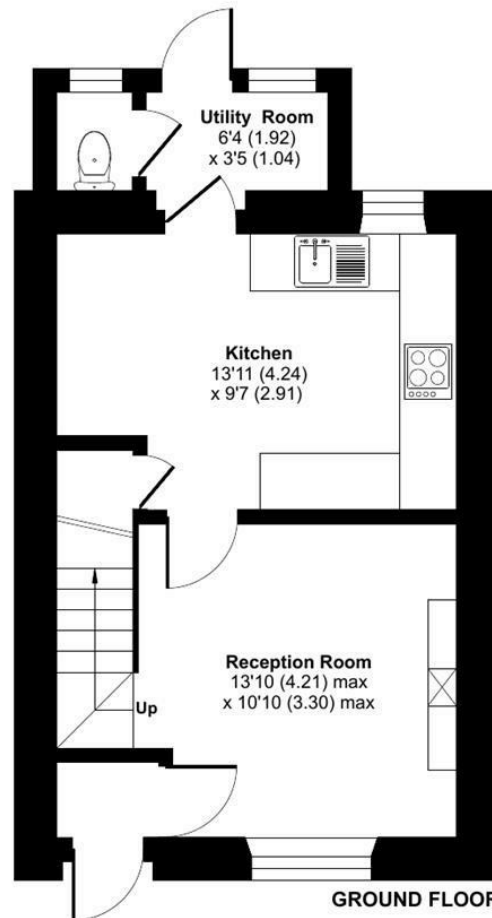
Using Sat Nav PL11 3BG



The Terrace, Crafthole, Torpoint, PL11

Approximate Area = 622 sq ft / 57.7 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 2025. Produced for Scott Parry Associates. REF: 1336605

These particulars should not be relied upon.