

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

4 ST. ANDREWS STREET, CAWSAND, TORPOINT, PL10 1PE

PRICE GUIDE £395,000





SOLD - Scott Parry Associates are pleased to report another successful sale - ONLY 75 YARDS FROM CAWSAND BEACH - A pretty Grade 2 Listed cottage in a tucked away position close to the beach and village amenities with courtyard and south facing terraced garden with views over Cawsand Bay and Plymouth Sound. About 655 sq ft, 13 Sitting Room, 11' Kitchen/Dining Room, 2 Double Bedrooms, Bathroom.

CLOSE TO THE BEACH, PLYMOUTH 11 MILES, WHITSAND BAY 2 MILES, LOOE 14 MILES

LOCATION

This superb property is located in a spectacular setting in one of the most beautiful parts of England. It lies close to the waters edge in the heart of Cawsand, in a pretty Conservation Area.

The beach is only 75 yards away, from here and also from the South West Coast Path one can enjoy views across the bay to Fort Picklecombe, the Mount Edgumbe Estate, Plymouth Breakwater, the City of Plymouth and Dartmoor on the horizon. The constant passage of commercial, naval and pleasure craft around the bay and in the entrance to Plymouth, makes this an extraordinary, distracting and inspirational outlook.

The villages of Kingsand and Cawsand 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. A pedestrian ferry runs from Cawsand Beach during the Spring/Summer season giving direct access to the historic Barbican district of Plymouth. 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 Mount Edgumbe 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. The Cremyll Ferry runs a year round pedestrian ferry to Plymouth providing a very popular commuting and tourist link.



DESCRIPTION

4 St Andrews Street comprises a terraced Grade 2 Listed cottage in our clients ownership since 1963 and available on the open market for the first time since then.

The cottage lies in an enviable position, in close proximity to Cawsand Beach and is well suited to owner occupation as a primary residence or indeed as a second home or holiday let capitalising on the fabulous seaside location.

The accommodation extends to about 655 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 13' Sitting Room, a characterful room with exposed beam ceiling, parquet floor and fireplace with wood burner - 11' Dual Aspect Kitchen/Dining Room again with parquet floor and exposed beams - FIRST FLOOR - 2 Double Bedrooms both with dual aspect - Family Bath/Shower Room.

OUTSIDE

Immediately to the rear there is a courtyard with outhouse/laundry and providing a sheltered environment for al fresco dining.

Steps rise from here to a paved terrace with views over the village and sheltered waters of Cawsand Bay.

EPC RATING - EXEMPT (LISTED BUILDING), COUNCIL TAX

DIRECTIONS

Using Sat Nav - Postcode PL10 1PE - you are advised to park in the nearby public car park and finish the journey on foot.

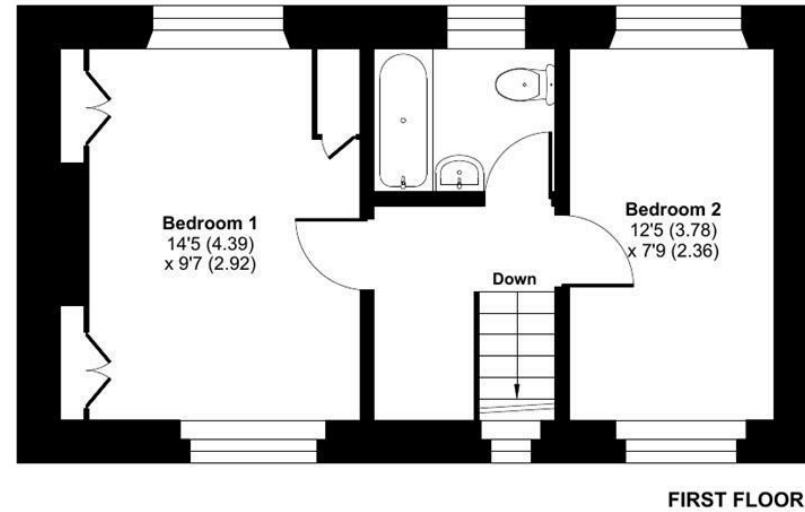
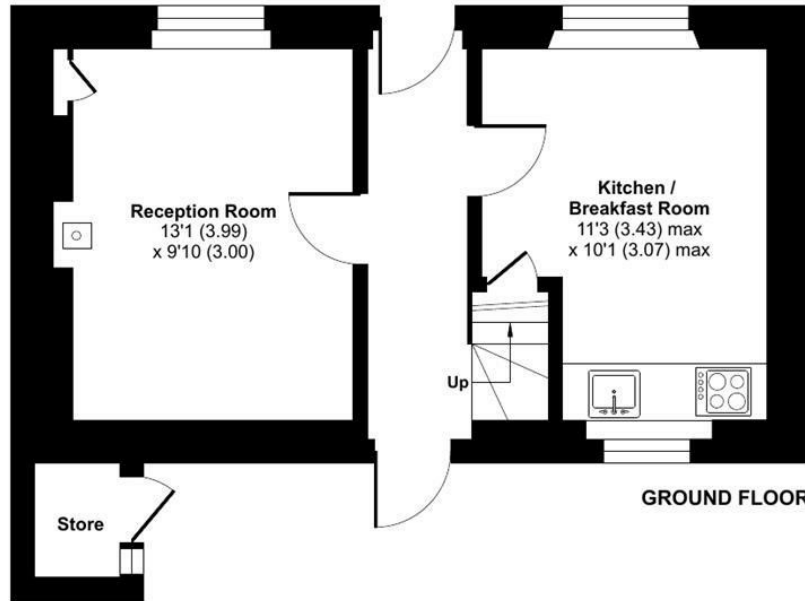






St. Andrews Street, Cawsand, Torpoint, PL10

Approximate Area = 655 sq ft / 60.8 sq m
Store = 12 sq ft / 1.1 sq m
Total = 667 sq ft / 62 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1106316

These particulars should not be relied upon.