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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

CLIFFSIDE PORTWRINKLE, TORPOINT, PL11 3BP

GUIDE PRICE £600,000







SOLD - Scott Parry Associates are pleased to report another successful sale - An exceptional south facing beachfront bungalow with frontage to the mean high water mark and in need of some improvement. Captivating Sea and Coastline Views. About 1310 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, 2 Double Bedrooms, Bathroom, Parking, Garage, Summerhouse/Studio, Extensive Sea Facing Gardens and Coastal Hillside.

BEACH AND HARBOUR 220 YARDS, DOWNDERRY 4 MILES, SALTASH 12 MILES, PLYMOUTH 18 MILES, KINGSAND/CAWSAND 6 MILES, EXETER 61 MILES





## LOCATION

Cliffside is situated in an enviable south facing location from which it commands an extraordinary panorama over the beautiful coastal waters of Whitsand Bay.

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 Crafthole 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 passes 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

Cliffside comprises a detached seaside bungalow in a prized "frontline" position with a fabulous south aspect and stunning views over Whitsand Bay and Looe Bay with the iconic Eddystone Lighthouse on the south horizon. Uniquely the property boundary extends across the coastal slope to the mean high water mark enabling direct beach access.

The property will be found to be in need of improvement/renovation.

The accommodation extends to about 1310 sq ft and briefly comprises - 15' Reception Hall - 18' Sitting Room with wide bay window - 26' Kitchen/Breakfast Room - 14' Dining Room - 12' Conservatory - 2 Double Bedrooms - Family Bath/Shower Room.











## OUTSIDE

Private layby provides parking for 1/2 cars and leads to the garage. Attached to the garage is a sea facing summerhouse/studio. There are paved patios and many established trees and shrubs. The gardens have been neglected for some time and have immense potential for the creative gardener. The boundary of the property extends across the coastal hillside down to the mean high water mark on the edge of the beach and rocky foreshore. A private path existed to enable direct access to the beach however this path is now completely overgrown.

EPC RATING - F, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast Available Mobile Coverage - Good - Outdoor Only

## DIRECTIONS

Using Sat Nav - Postcode PL11 3BP - Proceed into the village passing the car park on the left and the property will be found next on the left.



## Cliffside, Portwrinkle

Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft

Outbuilding = 29.6 sq m / 319 sq ft

Total = 151.3 sq m / 1629 sq ft  
(Including Garage)

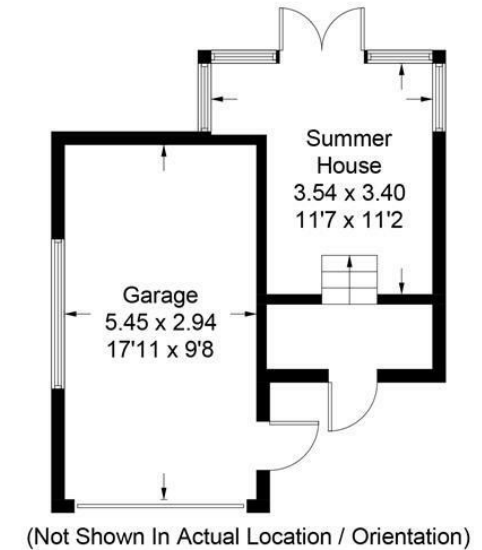
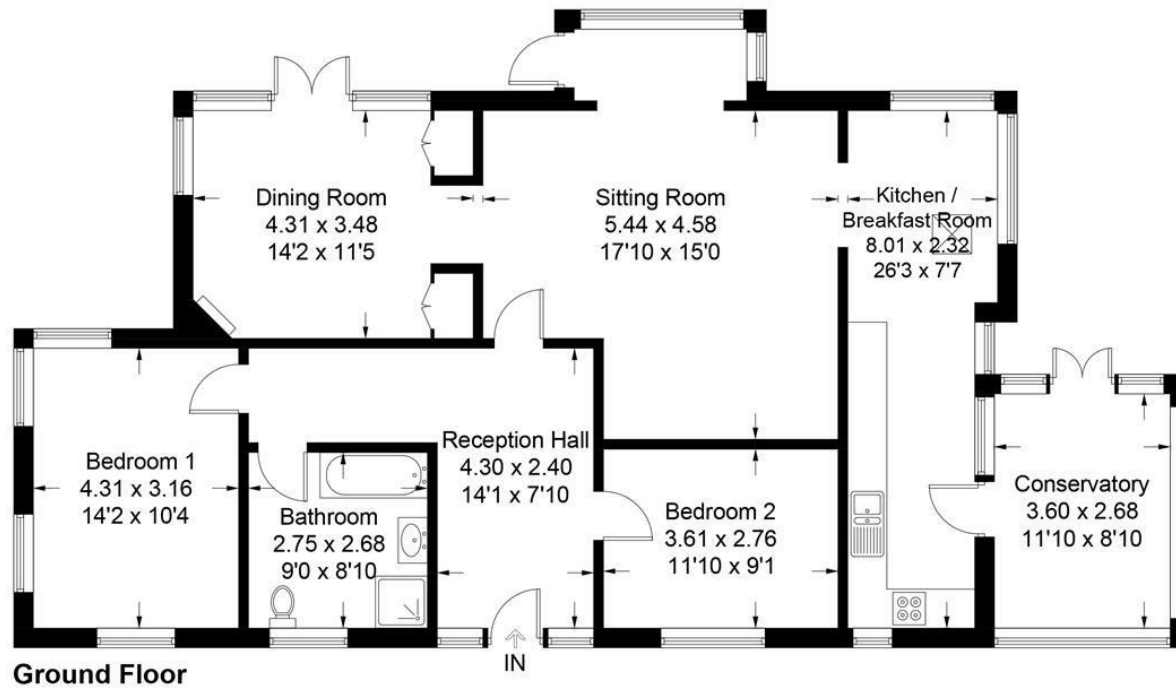


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These particulars should not be relied upon.