

WRINKLETOP 34 WHITSAND BAY VIEW, PORTWRINKLE, TORPOINT, PL11 3DB

PRICE GUIDE £450,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Commanding a stunning south panorama over the shimmering waters of Whitsand Bay, a semi-detached house of deceptively spacious proportions benefitting from Solar Thermal and an air source heat pump and situated only a short walk from the two fabulous village beaches and harbour. About 1650 sq ft, 24' Sitting/Dining Room, Kitchen/Breakfast Room, Cloak/WC, 3 Double Bedrooms, Family Bath/Shower Room, Box Room/Study, Laundry/Plant, Leanto Conservatory, Driveway Parking, Garage, Seafacing Garden.

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



LOCATION

Wrinkletop 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.

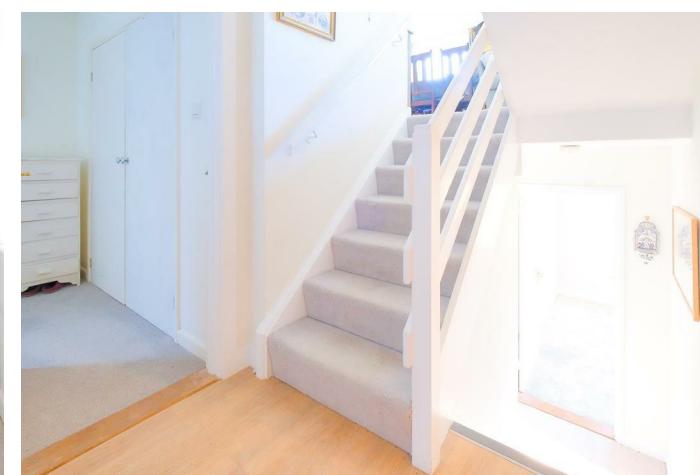
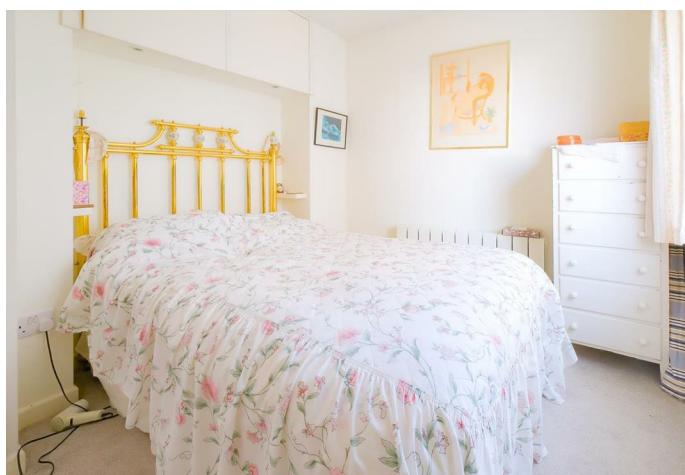
Neighbouring Crafthole village has a community shop/post office, active community hall with social activities and nursery/playgroup. The village of Anthony (3 miles), has a popular primary school (rated "Good" by Ofsted), also within the catchment area of two Plymouth grammar schools, with their excellent 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 can be accessed only about 100 metres south of the property. The Mount Edgecumbe 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

WrinkleTOP comprises a semi detached seaside residence, set high on the coastal hillside in a south facing position from which it commands a stunning 180 degree panorama over the waters of Whitsand Bay and Looe Bay with the Eddystone Lighthouse on the south horizon.

Features include full double glazing, solar thermal panels, Vaillant air source heat pump and a Jotul wood burner providing an excellent energy performance rating of C.

Set into the hillside, the accommodation enjoys level access and both ground and first floor levels and is of reversed accommodation design to take advantage of the outstanding views. The accommodation extends to about 1650 sq ft and briefly comprises -

GROUND FLOOR - Reception Hall - Cloakroom/WC - Kitchen/Breakfast Room - **MEZZANINE FLOOR** - 24' Sitting/Dining Room - **GARDEN FLOOR** - 3 Double Bedrooms (each with wardrobes and 2 with sea views) - Family Bathroom with freestanding bath and separate shower cubicle - Box Room/Study - Leanto Conservatory - Laundry/Plant Room.

OUTSIDE

A resin coated driveway provides parking for one car and leads to the garage. Steps lead from here to the garden which lies on the south side of the house and comprises patio and level lawn with super sea views spanning across Whitsand Bay, there are established shrub and flower beds together with a garden shed and logstore. A pedestrian gate from the garden gives convenient access to the beach and waterfront areas.

EPC RATING - C, **COUNCIL TAX BAND** - E

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available, Mobile Coverage - Indoor - Limited, Outdoor - Limited/Likely.

DIRECTIONS

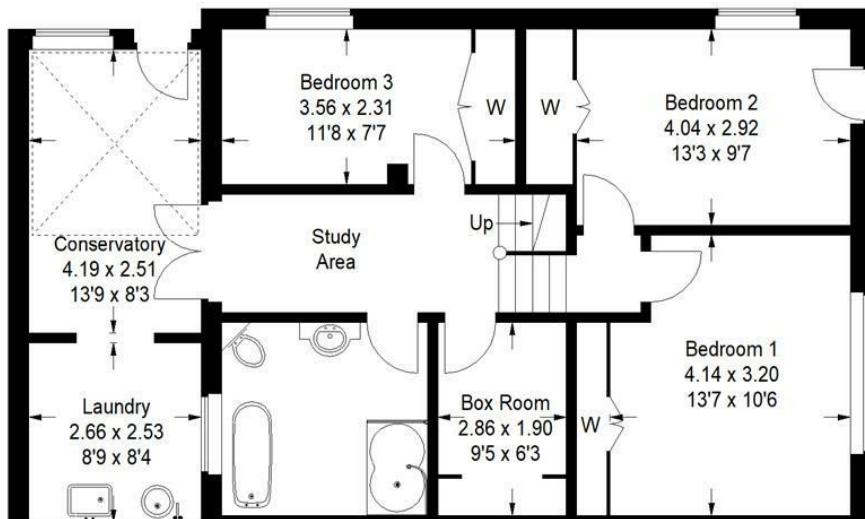
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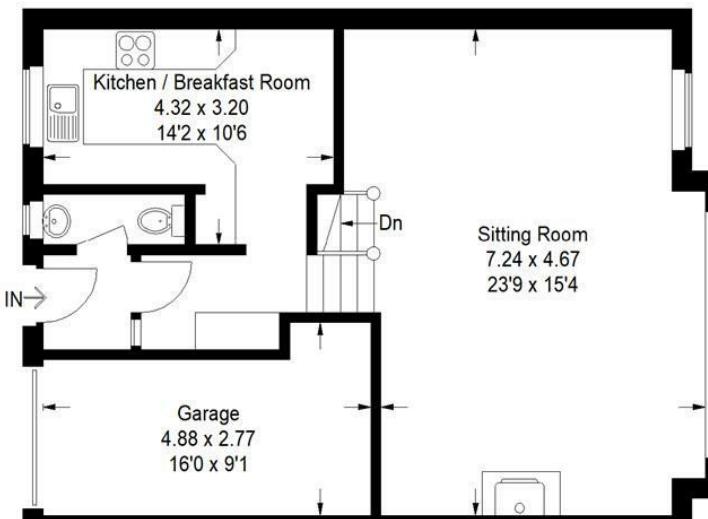
Wrinkletop



Approximate Gross Internal Area = 143 sq m / 1539 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 154.8 sq m / 1666 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FourLabs.co © 2025 (ID1189006)

These particulars should not be relied upon.