Lynher View, Antony
Torpoint, PL11 3AQ

A lovely three bedroom character cottage in the heart of this charming village.

• River Glimpses • Gardens • Character Accommodation • Three Bedrooms • Bathroom • Open Plan Kitchen/Diner • Utility • Wood burning Stove • Delightful Village Location • •

Offers in excess of £180,000
SITUATION
Lynher View is located in the heart of the pretty village of Antony, which nestles within a wooded valley, amongst the rolling green fields of South East Cornwall. With views over the River Lynher, it is conveniently situated within a few minutes drive of the coast. Close by is the 18th century town of Torpoint which lies opposite the maritime city of Plymouth and linked by car ferry.

Nearby is the National Trust owned Antony House, the golden sandy beaches of Whitsand Bay and the truly beautiful Mount Edgcumbe Country Park. The village boasts a pub, farm shop and cafe, only stumbling distance from the house. There is a sought after primary school within the village. The peninsula is bounded to the north by the tidal St German's or Lynher River estuary, and the English Channel and Whitsand Bay to the south and is rightly designated an Area of Outstanding Natural Beauty. There is access to excellent walking along the South Coast Path and there are many miles of unspoilt beaches nearby, with all the leisure, shopping and medical facilities of Plymouth a short ferry ride away.

DESCRIPTION
This charming cottage nestles neatly in the heart of the village of Antony. Located beside the Medieval Parish Church. Laid out over two levels the present owners have carefully created a comfortable and a most impressive three bedroom family home, with many original and character features.

ACCOMMODATION
Crossing the threshold a spacious hallway intersects the property with stairs rising to the first floor with attractive flag stones, to the right is a bright sitting room with
warming wood burning stove, this recently redecorated room is a relaxing place to spend time. Opposite is the spacious kitchen dining room, intersected by a useful breakfast bar still with plenty of room for a dining table.

Behind the kitchen is a utility room, which leads to a narrow storage room with a range of wall mounted cupboards. Access to the courtyard is also gained from the utility.

Upstairs there are three bedrooms, the master is particularly generous, which share the recently replaced family bathroom.

GARDENS AND GROUNDS
To the side of the property is a small private courtyard. Directly opposite the property, on the other side of the road is a good sized remarkably level garden offering a wealth of potential, securely fenced and with attractive stone walls and an array of established shrubs.

Unlimited and un-metered parking is available on the road outside the house.

SERVICES

TENURE AND AUTHORITY
Freehold. Cornwall Council.

VIEWINGS AND NEGOTIATIONS
Strictly by appointment through Stags’ Plymouth Office 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS
From Torpoint, take the A374 and follow the signs to Antony. Upon entering the village you will find the house on your left after the pub and in front of the church.
Approximate Gross Internal Area
76.8 sq m / 827 sq ft

First Floor

Bedroom
11'2" x 9'6"
3.40 x 2.90

Bedroom
2.90 x 2.20
9'6" x 7'3"

Bedroom
3.50 x 3.20
11'6" x 10'6"

Ground Floor

Utility Room
4.30 x 1.80
14'2" x 6'0"

Kitchen / Dining Room
3.90 x 3.80
12'9" x 12'6"

Sitting Room
3.90 x 3.30
12'10" x 10'10"

Hall

IN

Illustration for identification purposes only, measurements are approximate, not to scale.
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