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## 4 The Fish Cellars



Portwrinkle 0.3 mile Saltash 12 miles  
Plymouth 18 miles

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## A converted Old Pilchard Cellar with exceptional coastal views spread over three floors.

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- Three Bedrooms
- Spread Over Three Floors
- Open Plan Kitchen/Sitting Room
- Master En Suite
- Private Communal Courtyard Garden
- Underground Garaging
- Includes Contents
- No onward chain

Offers in excess of  
**£350,000**

### SITUATION

The property is one of a small number of individual properties and is situated only a moment's stroll from the beach, coves and rockpools in the pretty village of Portwrinkle. Portwrinkle is a small village with an old harbour and two beaches, with no through traffic, set to the western end of the Rame Peninsula, adjoining the coastline of Whitsand Bay and about a quarter of a mile away, the village of Craffhole includes the fabulous Finnygook Inn and a community village store. The village is located less than ten minutes from the A38 which gives easy access to Plymouth and beyond.

### DESCRIPTION

The conversion of the old stone and slate former fish cellar has resulted in a fabulous grouping of five dwellings, set within the old walls, and with a communal forecourt and subterranean garaging. The structure is thought to date from the late 17th or early 18th century. Rugged and substantial from the exterior, giving little clue of the accommodation within, the building features stone buttresses, brick arches and carefully chosen timber framed windows. The specification is exceptional, giving privacy to each of the properties, while also taking advantage of the sea views that are obtainable. Of note is the aspect from the principal living area and its outside terrace, which has a generally south west view extending out over the sea and along the coastline of Whitsand Bay to the west with Looe Island in the distance. To be sold with the contents and no onward chain.

### ACCOMMODATION

Entering in from the courtyard into inner hall, with doors leading off into three bedrooms. The master bedroom with view over the front courtyard and

gardens, en suite with bath with shower over, hand wash basin and wc. Bedroom two with built in wardrobes, en suite with shower, wc and hand wash basin. Bedroom three. Stairs lead up to the delightful open plan living space enjoying plenty of natural light and doors opening out onto balcony offering splendid views over the bay. The kitchen with mosaic tiled splash backs, breakfast bar, built in oven, microwave and Bosch four ring hob, the fridge/freezer is included, wooden floors and vaulted ceiling making this an excellent entertaining space with views across the bay. On the lower ground floor is a useful recreation room ideal for den/games/tv room with door to utility room with plumbing for washing machine and tumble dryer (appliances included) and ground floor shower room with wc and hand wash basin. External door leading out to the underground garaging, with space for one vehicle.

### OUTSIDE

Garaging is accessed via a garage door with cobbled entrance leading down to the underground garaging for one vehicle. Outside there is a large communal garden, private to this development to the front that is hard landscaped and most attractive with stone areas with pebble relief.

### SERVICES

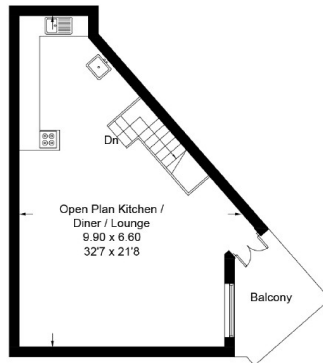
Mains Water. Mains Drainage. Mains Electric. Oil Fired Heating. Underfloor Heating. The property is Leasehold with a 999 year lease granted in 2006. Service charge £2142 per annum.

### DIRECTIONS

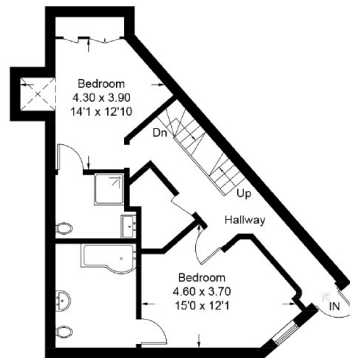
From the Torpoint Ferry proceed to Antony and then turn left in the direction of Craffhole. Upon reaching Craffhole continue straight over the roundabout to the Finnygook Inn which will be on the right. Turn left and proceed down into Portwrinkle. Continue all the way down the hill, past 2 car parks on the left and



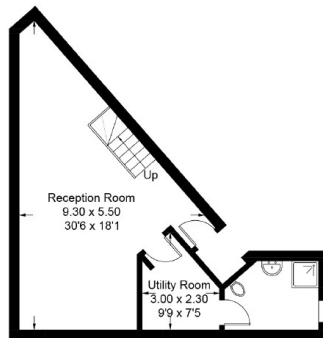
Approximate Gross Internal Area = 141.1 sq m / 1518 sq ft



First Floor



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID528625)

These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	80
	EU Directive 2002/91/EC		

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