GOOD-E-NUF, MARKET STREET, KINGSAND, TORPOINT, CORNWALL PL10 1NE
GUIDE PRICE £340,000
BEACH 75 YARDS, PLYMOUTH 11 MILES, WHITSA ND BA Y 2 MILES, LOOE 14 MILES

Life on the Cornish Riviera - Only 75 yards from Kingsand Beach, the quintessential coastal cottage in an enviable tucked away position, close to the waters edge within this prized and immensely pretty beachside village. About 699 sq ft, 14' Sitting Room, Bespoke Kitchen, Exposed Beams, Many Period and Bespoke Features, 14' Master Bedroom with Vaulted Ceiling, 2 Further Bedrooms, Bathroom, Suit Primary Residence or Holiday Use, Sea Glimpse.

LOCATION
This wonderful property is located in a spectacular setting in one of the most beautiful parts of England. It lies in the heart of the twin villages of Kingsand and Cawsand, in a pretty Conservation Area, directly adjoining the crystal clear waters of Plymouth Sound.

A glimpse of Cawsand Bay can be enjoyed from the second floor master bedroom of the cottage. The beach is only 75 yards walk through the narrow streets on to The Cleave, home to the famous Devonport Inn Freehouse, from here and also from the South West Coast Path one can enjoy views across the bay to Fort Picklecombe, the Mount Edgcumbe 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.

Steeped in history, 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. 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 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 on the edge of the village.

DESCRIPTION
This boutique cottage perfectly captures the essence of beachside living offering about 699 sq ft of accommodation over three floors and full of charm and character. Our client has owned the property for about six years and has painstakingly improved the cottage, taking great care to combine period, contemporary and bespoke features with imagination and flair. The cottage is primarily used as a home, however it has also successfully been let for holiday use through Air BnB and Trip Advisor. Our client has indicated a willingness to consider selling the property with furniture (excluding personal items and subject to negotiation).

The various features include exposed beams, craftsman built kitchen, sash windows and timber floors amongst others. The layout is demonstrated by reference to the floorplan and briefly comprises - entrance door to 14’ beamed sitting room with open fireplace, bespoke kitchen comprising oak worksurfaces with cabinets and integrated fridge and washing machine, on the first floor there are two bedrooms with village outlooks together with a superb contemporary bathroom presented in the traditional style with claw and ball foot bath with hand held shower, wash basin and wc. On the second floor there is a wonderful 14’ master bedroom with vaulted ceiling having exposed beams to the apex and a window with views over the rooftops to the sparkling waters of Cawsand Bay.

OUTSIDE
Permit or pay and display parking available in the village car park (100 yards). The cottage has no garden although historically our client has sited a bench and a small number of flower pots adjacent to the front elevation. The nearby beach, south west coast path and the neighbouring Mount Edgcumbe Estate have ample public space to pursue leisure interests and enjoy the coastal lifestyle.

EPC RATING - F
DIRECTIONS
Using Sat Nav - Postcode PL10 1NE

The property has no parking. Visitors are advised to park in the pay and display car park off Fore Street and continue the remainder of the journey (100 yards) on foot.
Good-E-Nuf

Approximate Gross Internal Area = 64.9 sq m / 699 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusketch.com © (ID617366)

These particulars should not be relied upon.