



Cornica

Puffin Terrace, Portwrinkle, Torpoint, Cornwall

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A superbly presented contemporary property with extensive sea views, just moments from the beach.

An exceptional property for a multitude of reasons, Cornica is semi-detached and offers four bedrooms, open plan living space, a roof terrace and extensive sea views. Cornica offers potential for use as a family home, the perfect lock up and leave coastal holiday home or deriving an income as a holiday let – if required this can be managed by the developers.



1 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



RESIDENT PARKING



ROOF TERRACE



999 YEAR LEASEHOLD



COASTAL VILLAGE



1434 SQ FT



GUIDE PRICE £900,000



The property

The main living space consists of a large open plan kitchen/ sitting/dining room with glass doors leading out to a terrace with panoramic sea views. The ground floor offers two double bedrooms, a bathroom with bath and a separate shower. The principal bedroom is located on this floor and benefits from a dual aspect providing plenty of natural light, there are glass sliding doors leading out onto a terrace that overlooks the sea. One of the upstairs bedrooms benefits from its own sliding glass doors leading out to the side, on to the roof terrace and the wonderful coastal views. There is also a further double bedroom on this floor, benefitting from a dual aspect allowing for plenty of natural light and a Juliet balcony that overlooks the sea. Both bedrooms are serviced by a contemporary bathroom with shower, washbasin and toilet.

The property benefits from quality fittings throughout which include underfloor heating, zone controlled automatic lighting, Tuscan sandstone flooring, a sea facing balconies, ground floor terrace, side roof terrace accessed via glass sliding doors on the 1st floor, Duravit sanitaryware, Grohe plumbing and Geberit ironmongery. All bedrooms are luxuriously carpeted. The roof terrace is a 52m² astro turfed area with pergola, hot tub, outdoor seating for 8 and incredible panoramic views.

Outside

Cornica is approached over a shared driveway with designated parking for 2 cars. The property also benefits from a front garden with a terrace providing ideal space for al fresco dining while on the first floor there is a wonderful, spacious roof terrace offering excellent space for entertaining and yet more breathtaking views. Just below Puffin Terrace, is the Spa (Sauna and Steam Room) which is available to you and your guests.

Location

Sometimes referred to as Cornwall's 'forgotten corner', the Rame Peninsula is totally unspoilt with its winding lanes, small villages and pretty coves – as depicted in the new biographical film The Salt Path. Portwrinkle was traditionally a fishing village, and the old 17th century walls of the pilchard cellars are still standing. Portwrinkle stands directly on the Southwest foot path. The village has a small harbour and two beaches. In nearby Crafthole, there is a community shop, and the Finnygook Inn. The area is particularly attractive to those who enjoy the outdoors.



The property has excellent communication links: the A38 Devon Expressway gives access to major towns and to the national motorway network, whilst Exeter Airport and Cornwall Airport Newquay offer a number of flights to domestic and international destinations. Nearby St Germans Train station also connects the local area as well as regular bus services leaving from Finnygook lane.

Further Information

In Portwrinkle you will find a lovely Beach Bar and Kitchen selling Tappas, Seafood and Pizza, situated on the cliff above the beach, there is no-where better to sip a golden lager and take in the breathtaking views. Whitsand Bay Golf Club, this 18-hole cliff top golf course, established in 1905, is 100 yards away. A challenging course with every hole holding a sea view, the Whitsand bay Golf Club boasts a well-stocked shop and club house with bar. The Finnygook Inn is our local Hostelry, a beautiful pub, and only a 10 minute walk away. This establishment offers great food, great atmosphere and is dog friendly.

Distances

- Portwrinkle 0.4 miles
- Crafthole 0.6 miles
- St Germans Train Station 3.8 miles
- Saltash mainline station 12.2 miles
- Torpoint Ferry 6.5 miles
- Plymouth city centre 10 miles (Via Ferry)
- Cornwall Airport Newquay 39 miles

In the area

Two beautiful beaches are to be found on your doorstep. Finnygook beach, directly below and in front of the property – dog Friendly all year round – and Harbour beach, a 5-minute walk down the village – dog restrictions apply between April and October. A short drive away is Antony House and Port Eliot country estates as well as Mount Edgecombe country park, an 800-acre area of coastal woodland and open hillsides.



Ground Floor



Second Floor



Floorplans

House internal area 1,434 sq ft (133.3 sq m)

For identification purposes only.

Directions

PL11 3BP

From Exeter, follow the A38 Devon Expressway for approximately 50 miles. At the roundabout, take the first exit onto A374 and stay on this road for approximately 4 miles. Turn right onto the B3247 and after about 0.8 mile turn left onto Finnygook Lane. After about half a mile, the property can be found on the right hand side.

General

Local Authority: Cornwall Council

Services: Mains electricity, water and drainage. Air source heat pump. Under floor heating. Sprinkler system fitted. Superfast broadband connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: TBC

SAP Rating: B

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Exeter

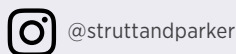
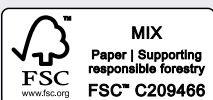
24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

branch@struttandparker.com

struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

