



Cirrhata

Puffin Terrace, Portwrinkle, Torpoint, Cornwall

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

An exceptional property for a multitude of reasons, Cirrhata is semi-detached and offers two bedrooms, open plan living space and extensive sea views. Arctica 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 on your behalf.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



RESIDENTS PARKING



GARDEN



999 YEAR LEASEHOLD



COASTAL VILLAGE



899 SQ FT



GUIDE PRICE £600,000

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 principal bedroom is on the 1st floor, benefitting from a dual aspect allowing for plenty of natural light and a Juliet balcony that overlooks the sea. There is a further generous double bedroom to the rear, with both bedrooms serviced by a contemporary family bathroom with shower, washbasin and toilet. Completing the accommodation is a useful cloakroom on the ground floor.

The property benefits from quality fittings throughout which include underfloor heating, zone controlled automatic lighting, Tuscan sandstone flooring, a sea facing Juliet balcony and ground floor terrace, Duravit sanitaryware, Grohe plumbing and Geberit ironmongery.

Outside

Cirrhata 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 and entertaining with a wonderful vantage point for admiring the coastal 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 10minute 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; Antony House, Mount Edgecombe and Port Eliot country estates



CGI

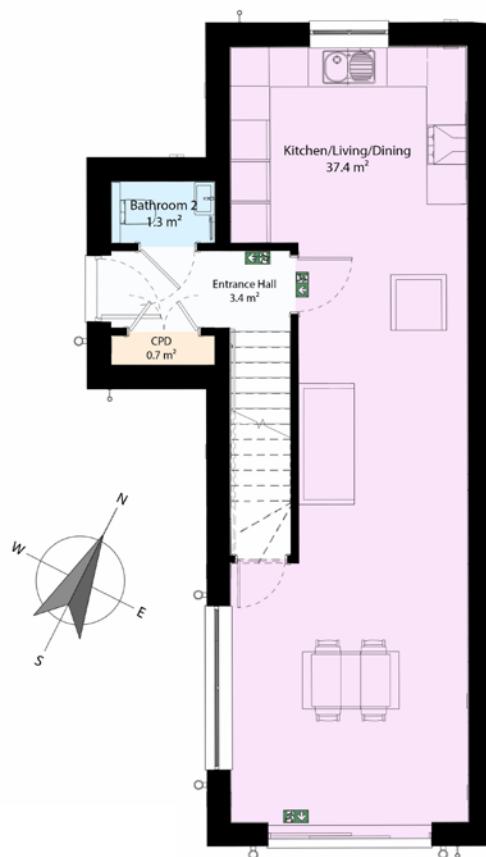


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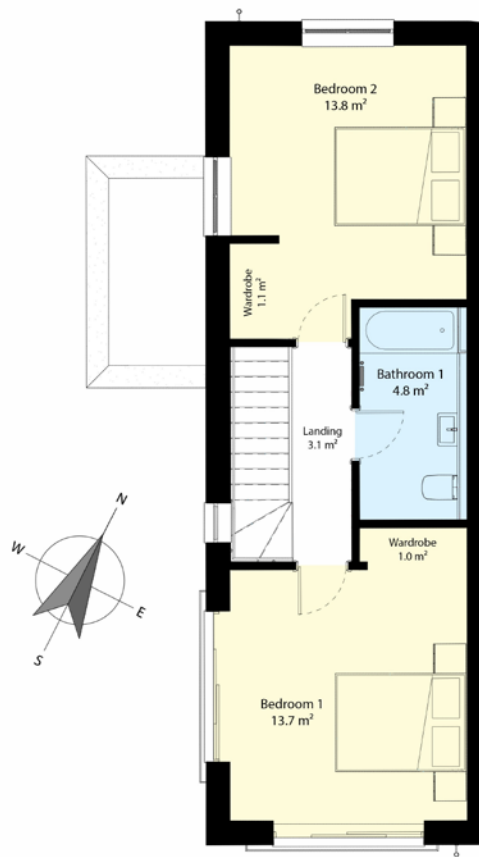


CGI

Ground Floor



Second Floor



Floorplans

House internal area 899 sq ft (82.51 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.

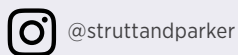
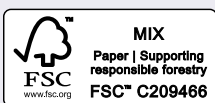
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