

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

An exceptional property for a multitude of reasons, Arctica 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 £650,000





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.



Arctica 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







# **Ground Floor Second Floor** Bedroom 2 13.8 m<sup>2</sup> Kitchen/Living/Dining 37.4 m<sup>2</sup> Entrance Hall

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# **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 <a href="https://checker.ofcom.org.uk/en-gb/">https://checker.ofcom.org.uk/en-gb/</a>

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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# Exeter

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