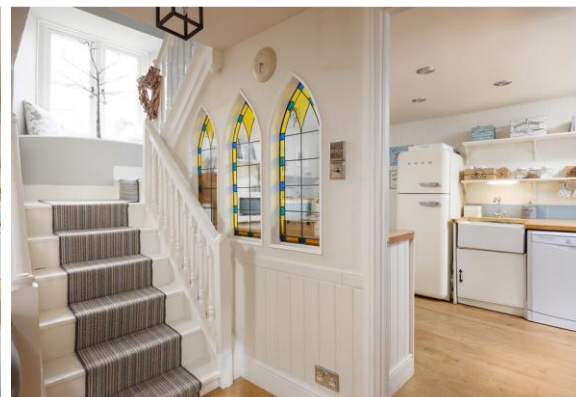




Grade II listed character cottage, nestled in the heart of Kingsand, comprising; four bedrooms, sitting room, dining room and snug, kitchen, shower room, bathroom. Close to beach and parking nearby. EPC EXEMPT.

Offers In Excess Of £550,000



# Charterhouse, Fore Street , Kingsand , Cornwall , PL10 1NA



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## FULL DESCRIPTION

Ideal Homes are delighted to bring to the market this beautifully presented Grade II Listed character cottage, situated in the heart of Kingsand. Comprising four bedrooms, sitting room, kitchen, shower room, bathroom and dining room with further snug area. With spacious accommodation this Light, and airy home ideally located close to all local amenities, beach and parking. Dating back to the 18th century this fabulous home is a must view.

### Ground Floor:

Entered via a traditional 6-panelled door, in to a vestibule with inner door to the sitting room is a fabulous room with windows to front with wide sill, stairs to first floor, stunning stained glass windows and opening to the kitchen. A particular feature of this room is the exposed stone wall with feature fireplace and wood burner. The fitted kitchen has a range of wall and base units, complimented by wooden work tops and tiled to splash back areas, space for white goods, inset Belfast sink with mixer tap over, inset ceramic hood, fitted electric double oven. The kitchen has a wide sill and window seat, with an outlook on to the pretty cottages surrounding. A stair case leads down via a cast iron bread oven with bricked surround and mantle to the dining room and snug below.

### Lower Ground Floor :

The dining room with snug is a fantastic addition to this property, benefiting from a window to the rear providing plenty of light. There is plenty of room for dining and entertaining with space.

### First and Second Floors:

The accommodation span across the top two floors, with two bedrooms on each level. The dog leg style wooden staircase rises to the first floor, with a half landing. Window to rear with a wide sill enjoys views over the village and to the countryside beyond. The first floor benefits from a family bathroom with a contemporary white suite, with wash hand basin, low level flush WC and a stand alone claw foot bath. The second floor provides A shower room with wash hand basin, low level flush WC, shower cubicle with glazed screen with a rain shower and hand held attachment. Heated towel rail.

### Situation:

The twin villages of Kingsand and Cawsand are located in the 'forgotten corner of Cornwall' in a designated area of outstanding natural beauty. The village is well equipped with amenities and has a great community all year, with fantastic pubs, restaurants and cafés on your doorstep. The beach is within meters of the property and parking is available very close by in the Kingsand car park with yearly permits available.

The village provides great transport links, with a pedestrian ferry from Cawsand beach that takes you directly to Plymouth city centre during the summer months. Bus services are often and have routes to nearby Whitsand bay, village of Millbrook, Toypoint and Plymouth.



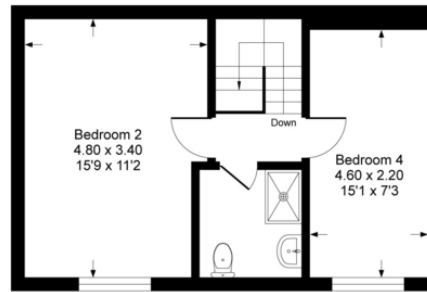
## FLOORPLAN

### Charterhouse

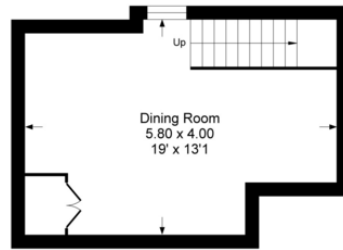
Approximate Gross Internal Area = 126 sq m / 1356 sq ft



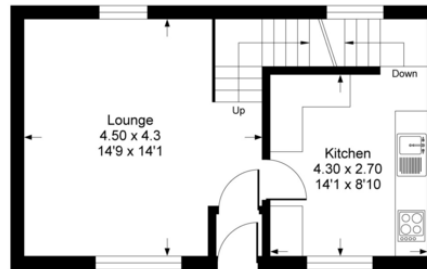
First Floor



Second Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Jon Cooney

## DIRECTIONS

## CONTACT

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Cornwall, PL11 2AA

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