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**Brunel**  
ESTATE AGENTS



**Invermore Armada Road**

Cawsand, Cornwall, PL10 1PQ



## Invermore Armada Road

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Guide Price £750,000

- 4 DOUBLE BEDROOMS
- CLOSE TO PARKING
- ELEVATED GARDEN WITH SEA VIEW
- CLOSE TO BEACHES
- CHARACTER FEATURES
- ELECTRIC CENTRAL HEATING





Brunel Estate Agents are pleased to present this Grade II Listed sympathetically and impeccably refurbished and extended four-bedroom house, situated moments from the beaches and seafront of this highly regarded waterside village with lovely landscaped rear garden enjoying some sea and coastal views.

The property has been restored in a neutral tone, merging comfortable modern living with the period features that pay homage to the property's provenance. Located a short walk from the beach and Cawsand Car Park, this substantial village home is ideally located for ease of access, and further benefits from a garden entrance via St Andrews St.

#### Ground Floor:

Entrance into the living room with original stone chimney breast and sash window to the front elevation. An archway leads into the dining area and through to a light and airy kitchen with modern fitted wall and base units providing an integrated oven, hob, extractor, fridge, freezer, sink and dishwasher and room for tumble dryer and washing machine. Two large bifold doors to the rear of the kitchen lead out to a well-presented courtyard. sitting room, dining area, cloakroom, kitchen/breakfast room. The ground floor also comprises a w/c with hand basin and stairs to the first floor.

#### First Floor:

A spacious family bathroom with clawfoot, freestanding bath and shower over, hand basin and w/c. To the front elevation is a large master bedroom with sash window and storage either side of the chimney breast. A further double bedroom to the rear elevation provides lovely views of the tiered garden.

#### Second Floor:

A further two immaculately presented double bedrooms and a shower room with large walk-in shower, w/c and hand basin.

#### Grounds:

Terraced landscaped rear garden with decked seating area, and a hot tub hardstanding with an outlook towards the sea and coastline. Steps to a rear gate provide access to St Andrews Street.

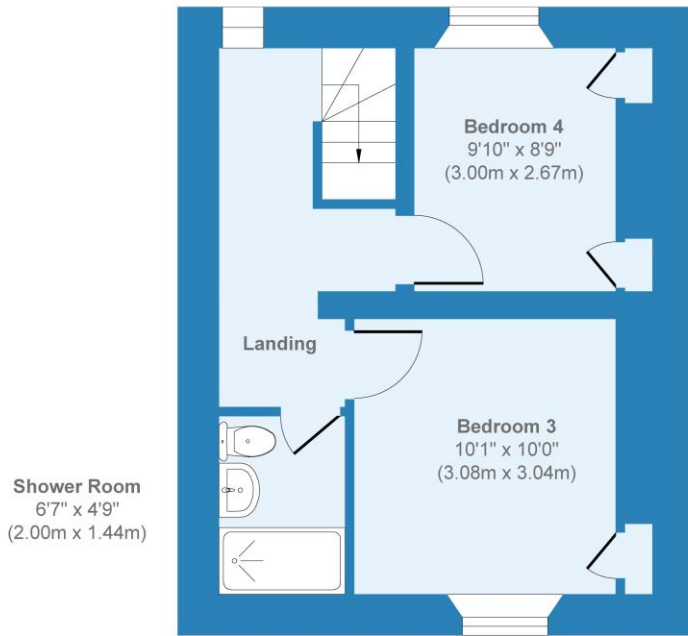
The twin villages of Kingsand and Cawsand are set upon the shore Plymouth Sound, in a designated area of outstanding natural beauty. The village is well equipped with amenities and a vibrant community all year round, but really comes to life in the warmer months as one of the premier tourist destinations on Cornwall's Forgotten Corner.

The local primary school at Furlanesend is rated "Good" and there are plenty of clubs and societies active year-round in the village to cater for all ages. There are a number of cafes, public houses and shops which offer a diverse range of products to suit all tastes. Transport links are good, with ferries from Cawsand beach at the bottom of the road directly into the Barbican, Plymouth during the summer months. City Bus provides a reliable year-round bus service to Torpoint and Plymouth.

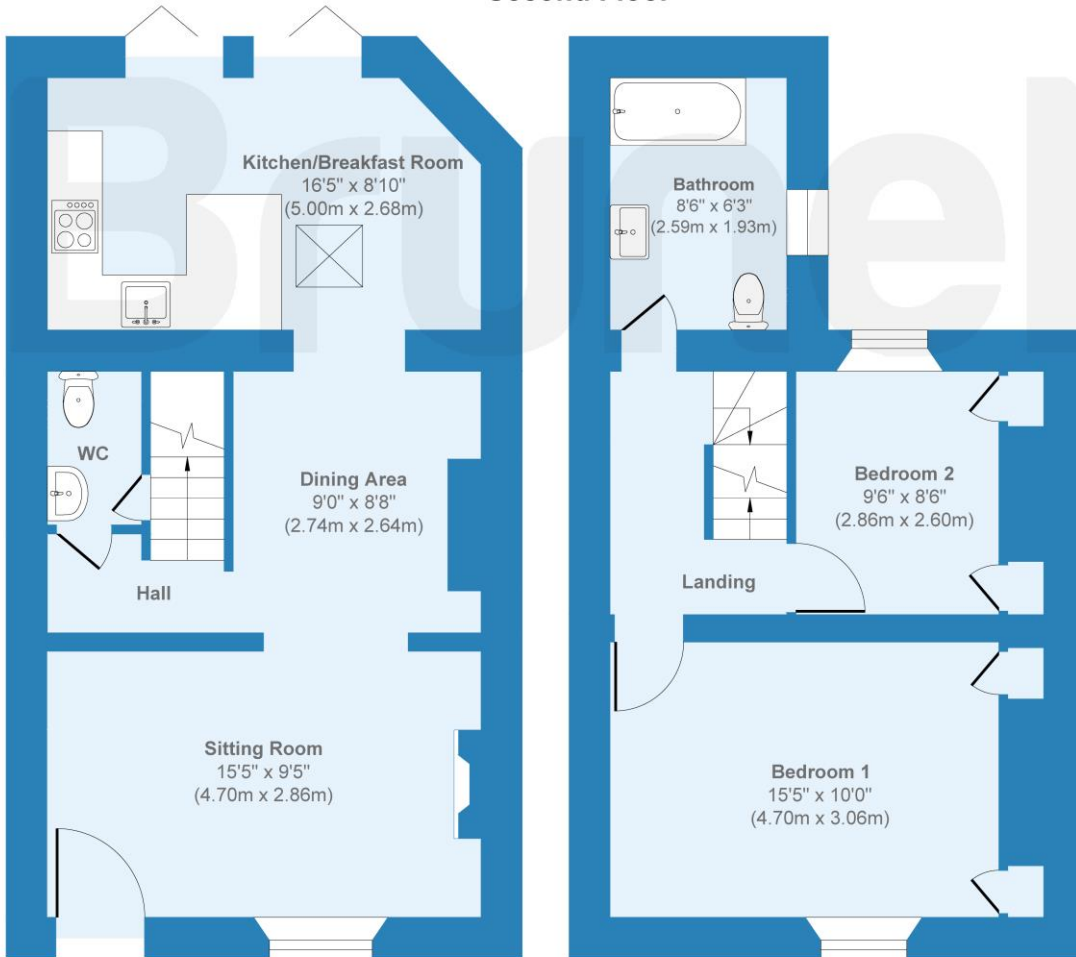
Agents Notes: Internal photographs taken in 2021. External photographs taken July 2022.

General Information: Tenure: Freehold | Local Authority: Cornwall Council | EPC Rating: Exempt - Listed Building | Council Tax: Band D | Utilities: Mains water, electric, drainage, internet, electric central heating.

## Armada Road, Cawsand



**Second Floor**



**Ground Floor**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. Measurements are taken from the widest parts of a room and are likely to include alcoves. This plan is not to scale, is made for illustrative purposes only, and should be used as such by any prospective purchaser. Services, systems and appliances have not been tested.

Produced by Elements Property



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, no measurements, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. B3000