



Cliff House, Kingsand, Cornwall





A beautifully presented Grade II listed Georgian house in an elevated, hillside setting, with courtyard garden, parking and **gorgeous sea views.**

Summary of accommodation

Ground Floor: Veranda | Enclosed porch | Hall | Sitting room | Kitchen/dining room | Sun room | Utility room | Boot room | Cloakroom

First Floor: Landing | Double full width reception room of living room/sitting room with balcony | Double bedroom | Shower room | Store room

Second Floor: Principal bedroom with large en suite bathroom | Guest bedroom with en suite shower room | Further double bedroom
Family bathroom

Third Floor: Two attic double bedrooms

Outside: Parking for two cars | Courtyard garden

Gross Internal Floor Area 3,879 sq ft (360 sq m)

Distances

Kingsand Beach 150 yards, Torpoint Ferry to Plymouth city centre 6 miles Trerulefoot/A38 10 miles

Tamar Bridge 17.5 miles, Dartmoor National Park 29 miles, Cornwall Airport 45 miles

(All distances and times are approximate)



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The Location

Cliff House is situated in a quiet, no-through lane, in the gorgeous, coastal village of Kingsand, the twin village of Cawsand. Situated on the Rame Peninsula in south-east Cornwall, both villages are still something of an undiscovered gem, overlooking Plymouth Sound, they have long been a favourite destination for those seeking a more peaceful Cornish setting. The quaint streets are narrow and flanked with pretty chocolate box cottages, and the coastline here is glorious. There are three beaches on offer at low tide, making it a wonderful place for swimming and rock pooling, and a very popular anchorage for boaters. The surrounding countryside is unspoilt and offers immediate access to miles of beautiful coastline via the Southwest Coast Path, and the neighbouring Mount Edgcumbe Estate, a Grade I listed country park and house. Both villages offer a selection of pubs, cafés and shops and there is a seasonal foot passenger ferry to the Barbican in Plymouth, which takes about 30 minutes. Torpoint (6 miles) offers everyday facilities, including a supermarket and the Torpoint Ferry, which crosses the River Tamar to the historic port city of Plymouth. Plymouth is a vibrant waterfront city packed full of attractions, activities, shopping, entertainment, sightseeing and world-class events. There are excellent transport links, as the city offers a mainline rail link to London Paddington (3 hrs 30 mins), the A38 connects Exeter and the M5, and there is also the International Ferry Terminal to Spain and France.



The property

Cliff House is a beautifully presented semi-detached family home, which offers surprisingly generous accommodation over four floors. Situated towards the end of this pretty no-through lane, Cliff House enjoys a wonderful setting with all the principal rooms offering glorious sea views, from Rame Head on one side of the sound to Wembury Point on the other. Originally a pair of cottages dating from about 1710, Cliff House, was created about a century later when the cottages were joined together to create the lovely family house that exists today. These alterations included adding the three-storey bay to the front of the house along with the veranda and first floor balcony. The later alterations also included some charming local Cornish embellishments such as the Cornish slate used to tile the roof and in part, the walls. As was typical of the period, the house has well proportioned rooms with excellent ceiling height, all arranged around a centrally positioned hall and landings. This Grade II listed gem has retained a wealth of original architectural fittings including 2 and 4-pane sash windows, panelled doors, extensive internal joinery including an elegant staircase, shelved alcoves, and dado and picture rails, and there is a fine fireplace in nearly every room.



The current owners have undertaken a comprehensive and sympathetic programme of refurbishment and today the house is immaculately presented. There are three reception rooms split over the ground and first floors, with the smaller sitting room adjacent to the large kitchen/dining room on the ground floor. The kitchen is fully fitted with contemporary units under quartz work surfaces with a range of built-in electric appliances and has a wood-burning stove fitted to the fireplace. Overall, the house has six bedrooms and four bath/shower rooms. The internal layout of rooms over four floors ensure most of the rooms enjoy wonderful views.



Gardens

To the front of Cliff House, is a wide brick-paved driveway providing parking for two cars. On either side of the parking area are richly stocked shrub borders behind low stone boundary walls. The veranda with its original Victorian tiled floor extends for over half the width of the house and the balcony above, which is accessible from the first floor sitting room, provides a wonderful, outside vantage point to take in the view. To the rear is a charming, walled courtyard garden, perfect for a spot for relaxing outside and al fresco dining. Raised borders with stone retaining walls provide a lush, soft backdrop to the garden.



Services

Mains water, electricity & drainage. Oil-fired central heating.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL10 1NJ)

Travelling west on the A38 from Plymouth and heading towards Liskeard, take the first exit onto the A374 at the Trerulefoot Roundabout, signed to Torpoint. After about four miles turn right onto the B3247, signed to Millbrook. Continue to follow the B3247 for about five and a half miles and then turn right onto Hat Lane, signed to Kingsand. Towards the bottom of the hill, turn left towards Kingsand and then where the road forks, turn left into Lower Row. This becomes Devonshire Hill and Cliff House will be found on the left.

What3words: times.sketch.swung



Property information

Tenure: Freehold

Local Authority: Cornwall Council (www.cornwall.gov.uk)

Council Tax: Band F

EPC Rating: E

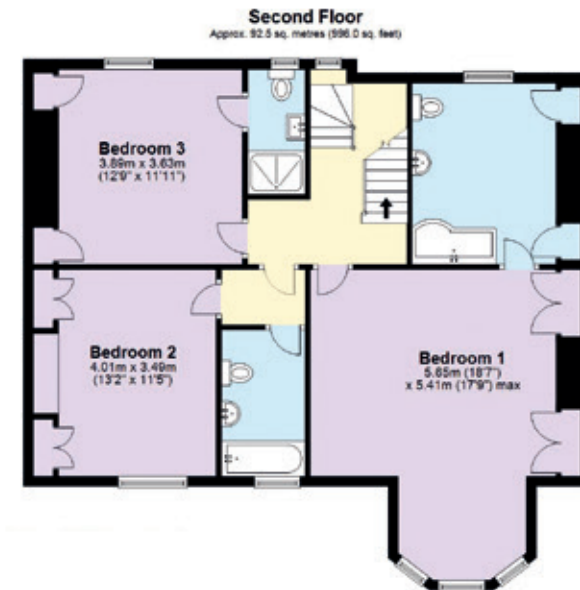
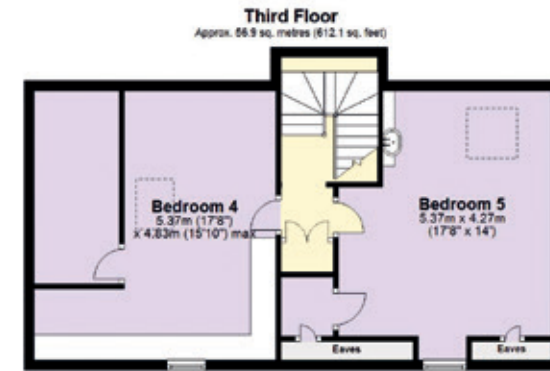
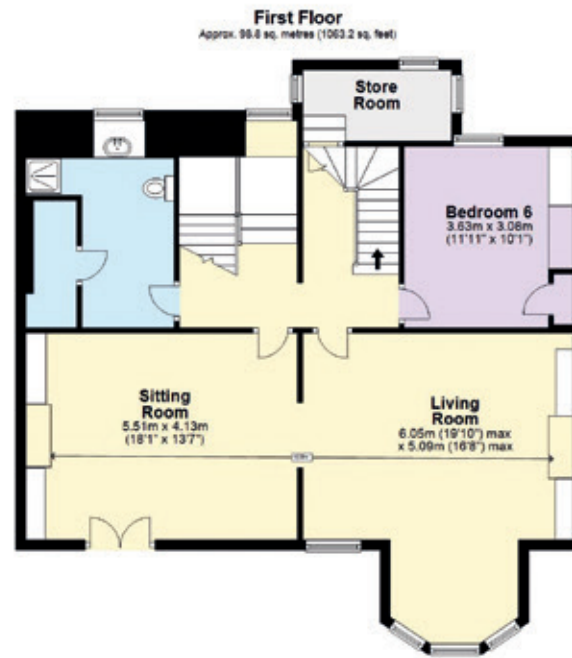
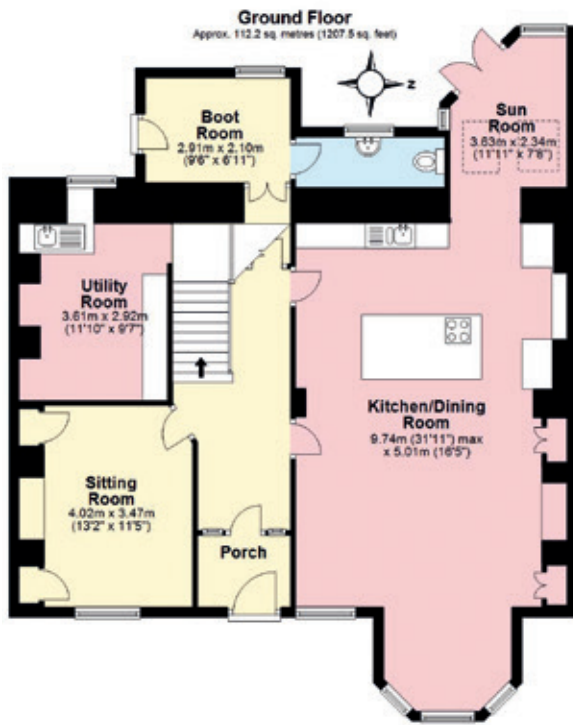
Guide Price: £1,200,000

Approximate Gross Internal Floor Area

3,879 sq ft (360 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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