



**STAGS**

Penley Villa



# Penley Villa

Devonport Hill, Kingsand, Torpoint, PL10 1NJ

- Staggering elevated position
- Panoramic sea views
- Extremely versatile accommodation
- Extensively renovated over time
- A wealth of character features
- Off road parking
- Enchanting garden
- Exceptional entertaining space

**Guide price £1,100,000**

## SITUATION

This staggeringly beautiful property lies on the South West Coastal Path on the edge of the beautiful unspoilt village of Kingsand. The twin villages of Kingsand and Cawsand are set on the Rame Peninsula and comprise a multitude of old fascinating houses and cottages, many of which, including the subject property, overlook the sheltered bay. The villages are equipped with a variety of local shops, pubs and restaurants, together with a sailing club and other facilities.

The Rame Peninsula is relatively unheard of and often known as Cornwall's forgotten corner. This is an Area of Outstanding Natural Beauty with quiet secluded beaches, magnificent scenery and spectacular walks along the South West Coastal Path. Tourists generally ignore this area in favour of the more well-known areas to the west, enabling the peninsula to retain its unspoilt character. The Mount Edgcombe Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of the Westcountry, punctuated with its villages of Millbrook, Kingsand, Cawsand, St John and Craithole.

## DESCRIPTION

A truly rare and wonderful opportunity to acquire a beautifully elegant period home with significant love and care poured into its very essence by its current owners. Over the last 30 years our clients have carefully and thoughtfully renovated the property to the highest of standards offering a truly rare unrivalled wealth of priceless reclaimed features.

Penley Villa, formally known as the Glass House is the perfect coastal retreat set in the heart of Cornwall's forgotten corner in the centre of its own manageable plot. The residence is believed to date from the 1800s with offerings of traditionally beautiful Georgian features and is further flattered by its commanding and elevated position, which offers arguably the most spectacular views over the Plymouth Sound towards Dartmoor; over rolling countryside hilltops, whilst not forgetting the deeply pretty village of Kingsand itself.

This exceptional property offers a sophisticated living space encompassed within in a practical family home. The principle reception and bedrooms face enchanting, far reaching coastal views and as expected, all of the rooms are of grand proportions with a traditional lay out that has seamlessly been amalgamated with later editions to the property over the years. Penley Villa lends itself to a number of uses; primarily a family home, but would be a suitable candidate for a desirable coastal retreat which may lend itself to further opportunity in a commercial capacity.



A Staggeringly beautiful period home with panoramic sea views complimented with a wealth of history and charm.







## ACCOMMODATION

Surrounded by lovely gardens and in an area of outstanding natural beauty on its doorstep. On crossing the threshold, a delightful vestibule welcomes you and this acts as a practical passage way from the original front entrance, which spans the full width of the properties frontage and navigates you to a glorious David Salisbury Sunroom, with far reaching views as far as the eye can see over the coastline of the Plymouth Sound and the rooftops of Kingsand.

The entrance hall leads to the principle reception rooms which offer the sense of perfect symmetry between the two rooms. The main reception rooms take delight in what is only the start of a wealth of character features this property has to offer, such as typically beautiful coving and architrave with roses that have been lovingly restored and recreated, complimented by stunning original antique fireplaces blended with delightful reclaimed insets, finished off by its vast timber windows which allow you to marvel over your surroundings.

The interiors are well laid out and flow from one light and airy room to another. The ground floor also consists of a spacious dining room suitable for dinner parties and hosting, whilst offering a degree of flexibility as it could be easily amalgamated with the main sitting room, once again depending on ones preference.

The kitchen is beautiful and offers a range of rare and interesting features. There is an original cast iron closed Cornish range which is in working order, complimented by another truly fascinating original Warner & Sons London Range. As for the day to day cooking there is a superb modern day gas Rangemaster.

As you step though this magnificent period kitchen you're met by true craftsmanship as the worktops and units have been lovingly handmade and fitted by our clients, whilst still allowing plenty of space for a large breakfast table and it is perfect for informal supper parties. The Kitchen floors have been claimed from Fort Dunlop in Birmingham England and enjoys a durable Dennis Ruabon Welsh Quarry Slate finish, open beams, a double Belfast sink. Handmade radiator covers add to the staggering experience this truly delightful kitchen has to offer.

Step further though the kitchen and you are pleasantly greeted by what was the old greenhouse which now offers a spacious pantry and utility room. From the kitchen steps you are led to an integral gentleman's workshop which would be suitable for pets or a magnitude of storage options. From the hallway take the stairs down to the converted coal cellar which now is used as our client's office, but could very easily lend its self as a usable 5th bedroom if required.

The first floor is light, spacious and enjoys views from nearly every aspect with 3 double bedrooms and the master suite comprising of a double bedroom, dressing room and further flexibility to create an ensuite in addition to the exceptionally fitted family bathroom.

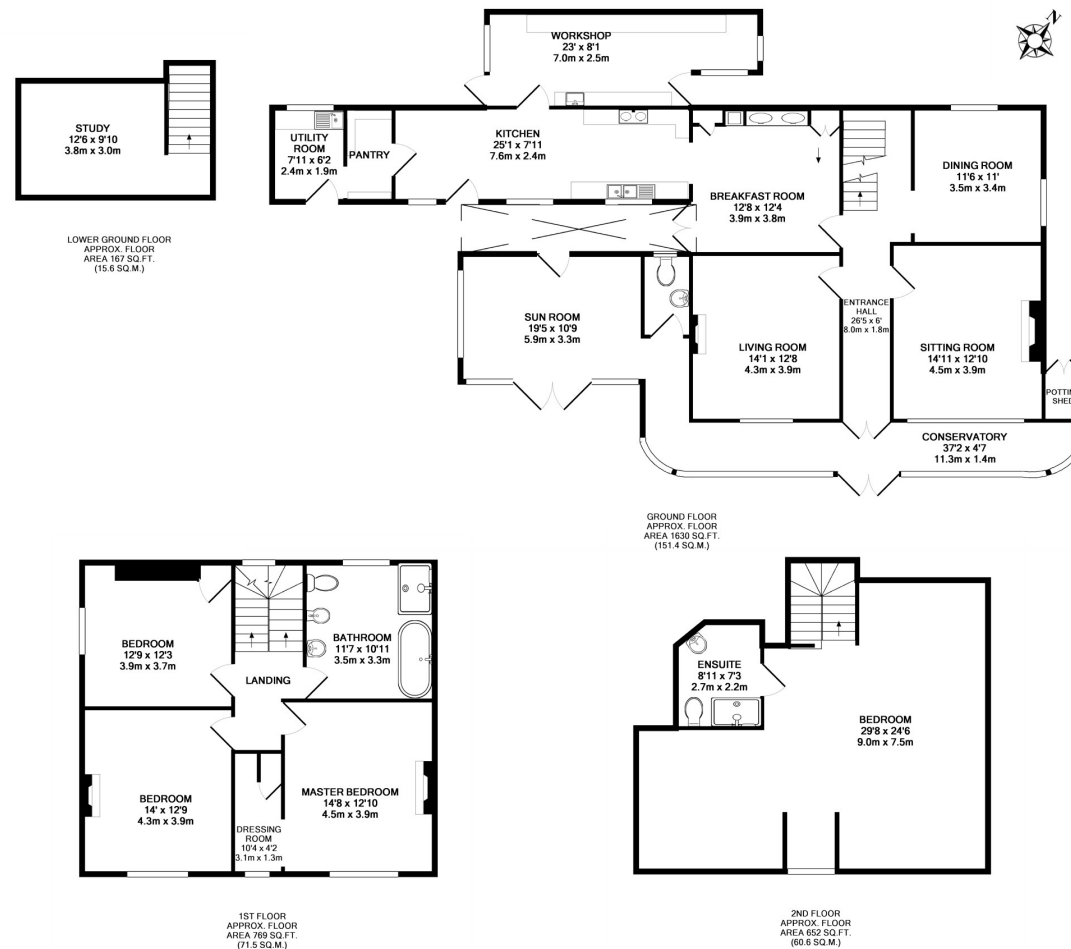
The attic has been converted to offer a substantial 4th bedroom, which also benefits from ensuite facilities. This truly staggering penthouse room offers a vast useable part of the grand square footage. This exceptional space is topped off by possibly the most commanding elevated view the property has to offer.

## GARDEN AND GROUNDS

The stunning landscaped garden nestles the property centrally in its plot and offers a combination of level terraces and patios perfect for alfresco dining, long lazy lunches in the sun or summertime evening barbecues watching the sun slowly set. As you would expect the views from all of the areas are simply breath-taking. Despite its elevated position there are several shaded areas to take shelter from the summer sun.

For those with green fingers there are plenty of mature shrubs and plantings to tend to, where you can create your own tranquil paradise with a high degree of privacy complimented by a range of useful outbuildings.

The grounds are generous yet manageable and are protected by beautiful stone walling and horticultural screening that encompass the plot. The coast is in your direct view and gives you a real sense of an extended garden and a driveway sweeps up from the coastal path and offers plenty of parking for two motor vehicles.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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