Cross Keys Estates

Opening doors to your future

Crimble Cottage Cremyll Street
Plymouth, PL1 3RB

Offers In The Region Of £360,000 Freehold

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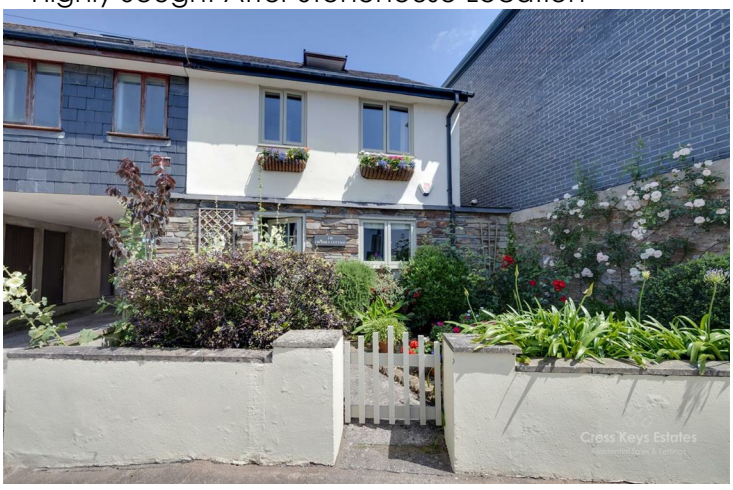
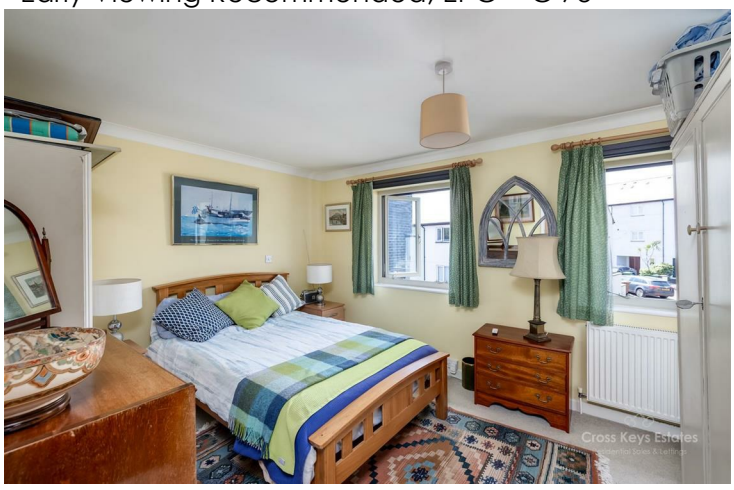
Cross Keys Estates is thrilled to introduce this stunning modern waterside cottage located on Cremyll Street in the desirable area of Stonehouse. This semi-detached property boasts two ample sized bedrooms and a family bathroom, making it an ideal home for couples or small families. Arranged over three floors with the top floor having two very usable loft rooms, the cottage is immaculately presented throughout, showcasing a beautiful kitchen and dining room that is perfect for entertaining. The sitting room features bi-fold doors that seamlessly connect the indoor space with the fabulous rear garden, allowing for an abundance of natural light and a lovely view of the outdoors. The property also offers off-road parking, along with permit parking options, ensuring convenience for residents and guests alike. Its highly sought-after location is just a stone's throw away from local amenities, including a play area and slipways, making it perfect for those who enjoy outdoor activities.

- Stunning Modern Waterside Cottage
- Property Immaculately Presented Throughout
- Sitting Room With Bi-Fold Doors & Log Burner
- Fabulous Gardens Front & Rear, Greenhouse & Shed
- Highly Sought After Stonehouse Location
- Accommodation Arranged Over Three Floors
- Beautiful Kitchen / Dining Room, Double Glazed
- Two Ample Sized Bedrooms, Two Loft Rooms
- Off Road Parking Plus Permit Parking Available
- Early Viewing Recommended, EPC = C 73





Cross Keys Estates
As one of Plymouths' leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth
The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.
Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.
Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.
In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.
Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

Stonehouse Peninsula
Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stone's throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property.
Stonehouse is one of the oldest districts in Plymouth, dating back to early Roman times and is famous for being one of the original three towns that merged to form what we now call Plymouth.

More Property Information
One of the standout features of this cottage is its proximity to the Cremyll Ferry, which provides a picturesque foot passenger crossing over the Hamoaze to Cornwall. This rare opportunity allows you to live near one of Devon's most beautiful coastlines, where you can enjoy stunning views and a vibrant coastal lifestyle. Being on the door step of Royal William Yard but without the hefty service charges as this freehold property allows for all the glamour of such a prestigious location but without the cost.
In summary, this modern waterside cottage on Cremyll Street is a remarkable find, offering a blend of comfort, style, and an enviable location. Do not miss the chance to make this delightful property your new home / second home away from home or a fantastic holiday AirBnB investment property.

Entrance Hallway

Kitchen/Dining Room
15'7" x 9'0" (4.76m x 2.75m)

Sitting Room
11'10" x 15'11" (3.60m x 4.84m)

Landing

Primary Bedroom
10'2" x 13'10" (3.10m x 4.24m)

Bedroom 2
9'5" x 7'5" (2.88m x 2.26m)

Family Bathroom

Stairs To Second Floor

Small Loft Room
7'8" x 10'2" (2.33m x 3.10m)

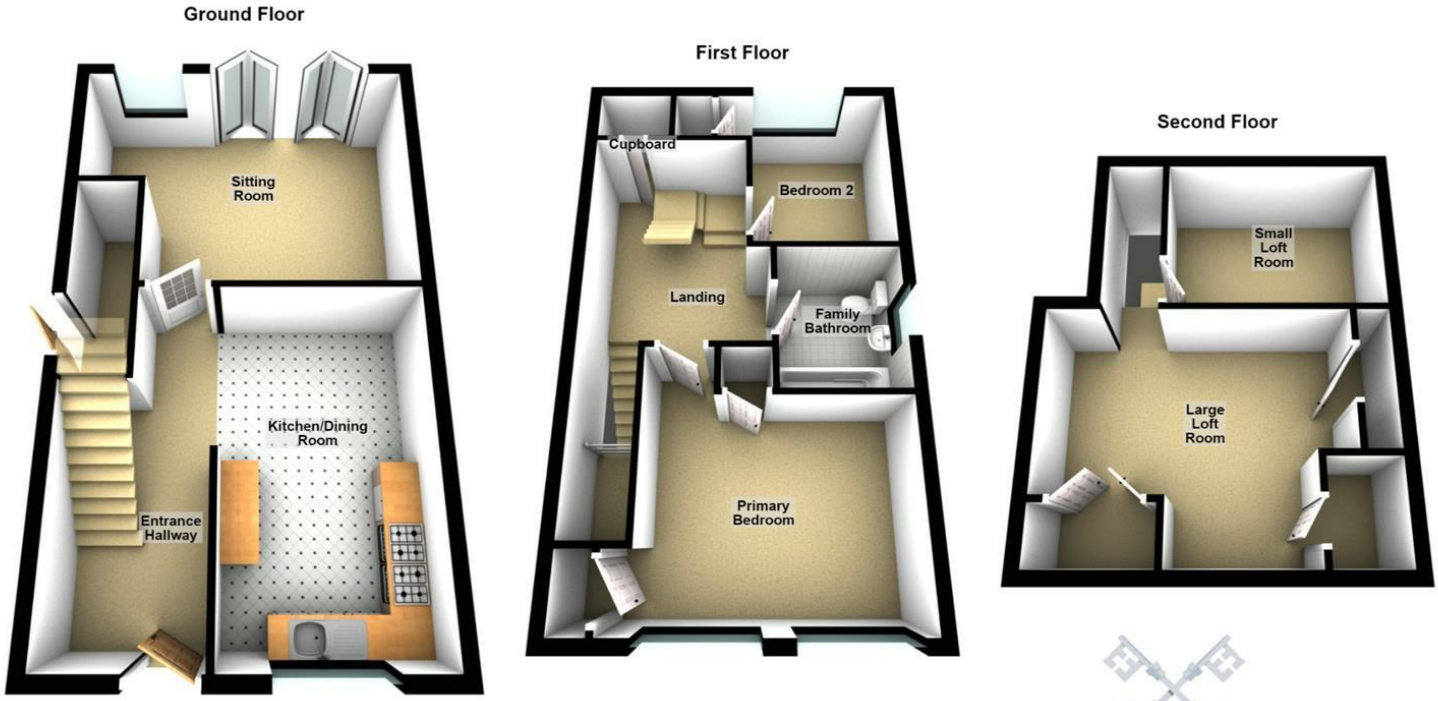
Large Loft Room
11'6" x 14'1" (3.51m x 4.28m)

Front & Rear Gardens

Off Street Parking & Permit Parking

Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email.sarah@themortgagelab.co.uk



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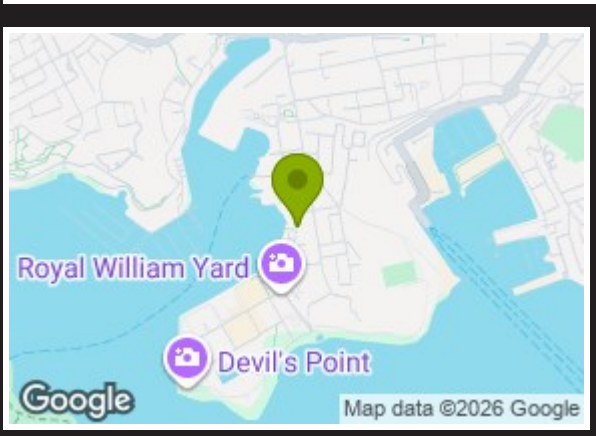
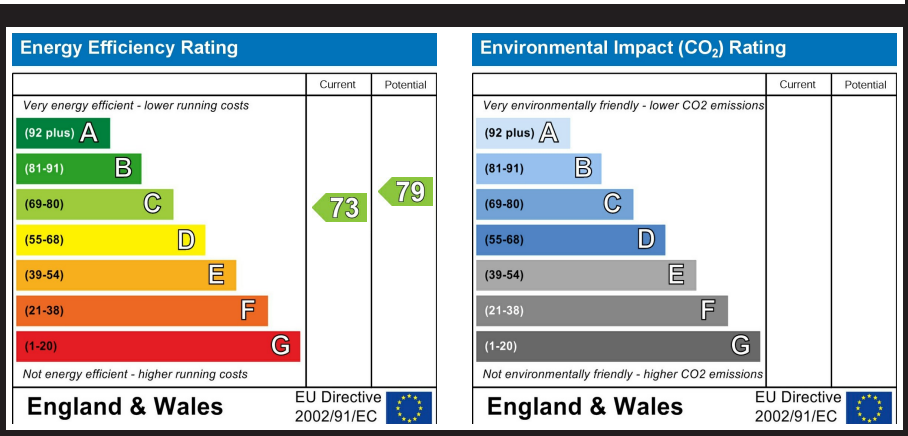
Residential Sales & Lettings





VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. 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, nor the services, 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.

The Property Ombudsman

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Council Tax Band B

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