

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

TOAD HALL, TOP ROAD, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LZ

OFFERS IN EXCESS OF £600,000





Commanding a stunning south west aspect over the sheltered coastal waters of Whitsand and Looe Bay, an individual detached house of spacious proportions and with a versatile layout presenting opportunities for an annexe, quietly situated on a private road only 300 yards from the beach. About 2707 sq ft, Reception Hall, 33' Sitting/Dining Room, 13' Kitchen/Breakfast Room, Garden Room, Balcony, Games/Playroom, Conservatory, 5 Bedrooms (1 Ensuite), 2 Bath/Shower Rooms, Established Gardens, Parking, Large Garage/Workshop.

BEACH 300 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES



LOCATION

Toad Hall is conveniently located in the established and near beachside residential area of Top Road comprising a small number of individual detached houses, 300 yards from the beach and only 180 yards walk to the village centre. This is an elevated south west facing position and the property enjoys views over Whitsand and Looe Bay as far as The Lizard on the horizon.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was noted by the Sunday Times (during Summer 2018) in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe.







DESCRIPTION

In our clients ownership for 27 years, Toad Hall comprises a detached house of spacious proportions with a versatile layout over three floors. The property benefits from full double glazing and electric central heating. The accommodation presents opportunities for the creation of an annexe or self contained guest suite by reconfiguring the lower ground floor games room area - this very useful floorspace could equally be used as a cinema room or work from home space depending upon individual family needs. Set into the contour the property conveniently enjoys garden access at all three levels.

The accommodation is designed so that the principal rooms take full advantage of the wonderful sea views, extending to about 2707 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 4 Double Bedrooms (1 with Ensuite Shower/WC) - Cloakroom/WC - Family Bath/Shower Room - FIRST FLOOR - 33' Sitting/Dining Room a dual aspect room with Study Recess and Balcony - 13' Kitchen/Breakfast Room - Garden Room with Laundry Area and bifold doors to garden - LOWER GROUND FLOOR - 24' Games Room/Playroom presenting a plethora of opportunities - Bedroom 5 and recess with Fusion E10 electric boiler serves central heating and hot water systems - Shower Room/WC - Conservatory.

OUTSIDE

Top Road is a private road (currently £120.00 per annum voluntary maintenance contribution, managed by Top Road (Downerry) Management Ltd and serving a number of individual houses.

A private layby provides level parking for 2 cars and leads to the large garage/workshop.

A flight of 32 gentle steps rise to the property. The established gardens are well stocked and comprise flower and shrub beds including a beautiful rose garden, there is a decked terrace and lawn with fine vantage points from which to enjoy the beautiful views. There is also a garden shed.

EPC RATING - D, COUNCIL TAX BAND - F

DIRECTIONS

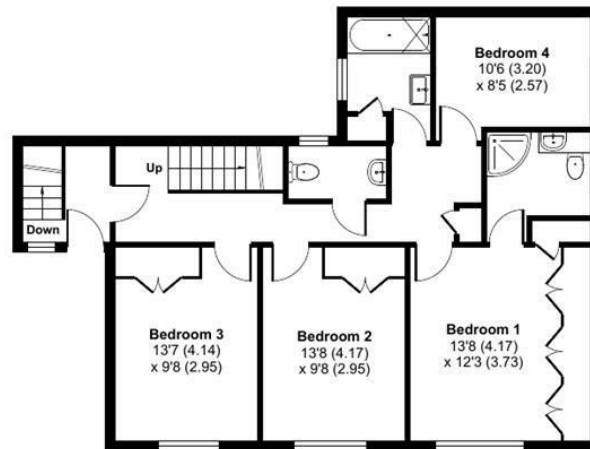
Using Sat Nav - Postcode PL11 3LZ. Entering Top Road from Broads Yard the property will be found on the left hand side.



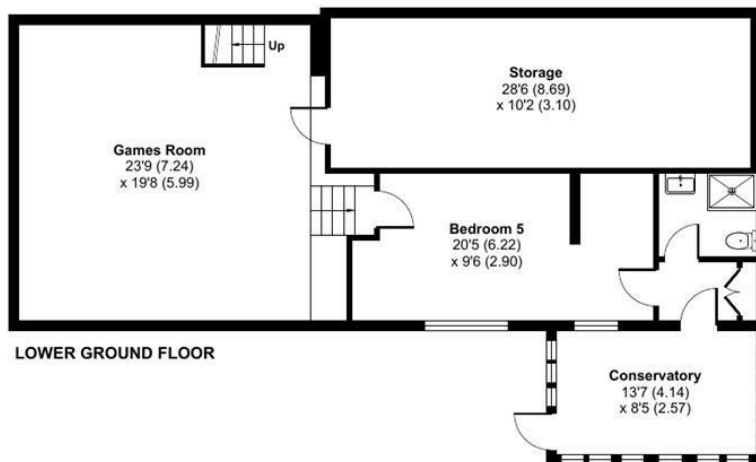
Top Road, Downderry, Torpoint, PL11

Approximate Area = 2707 sq ft / 251.4 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 2877 sq ft / 267.1 sq m

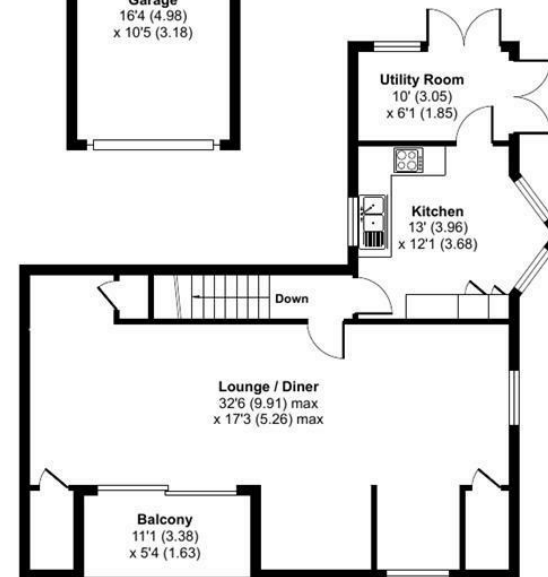
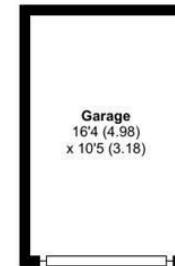
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GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 1031720

These particulars should not be relied upon.