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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

LA MER DOWNDERRY, TORPOINT, CORNWALL, PL11 3LH

£800,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Iconic "Carpenter Oak" beach house with excellent eco-credentials, enjoying total privacy and commanding a truly sublime south facing prospect over the shimmering waters of Whitsand and Looe Bay. About 900 sq ft, Exceptional Architect Design, Many Unique and Bespoke Features, 23' Sitting/Dining Room with 17' High Vaulted Ceiling , 17' Kitchen/Breakfast Room, Master Bedroom with Ensuite Bath/Shower Room, 2 Further Mezzanine Guest Bedrooms, Shower Room/WC, Electric Gated Driveway with Ample Parking, Generous Plot, About 0.55 Acre.

BEACH 175 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES



LOCATION

The property is privately situated in an elevated south facing position only a short walk from Downderry Beach and with almost direct access to the South West Coast Path.

This is a prized location on a stretch of coastline often referred to as the Cornish Riviera. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook. The sunrises and sunsets enjoyed from this position are truly sublime. The coastal waters of Whitsand and Looe Bay are designated a Marine Conservation Zone and noted for a wide variety of marine flora and fauna.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café and doctors' surgery. There is a superb farm shop with café at Widegates catering for most day to day needs.. 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 in recent years noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, 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, in addition there are first class marina facilities along Plymouth's waterfront. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centered around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, the Rame Peninsula, Mount Edgecumbe Country Park, historic country houses and many other places of interest lie within an easy drive.

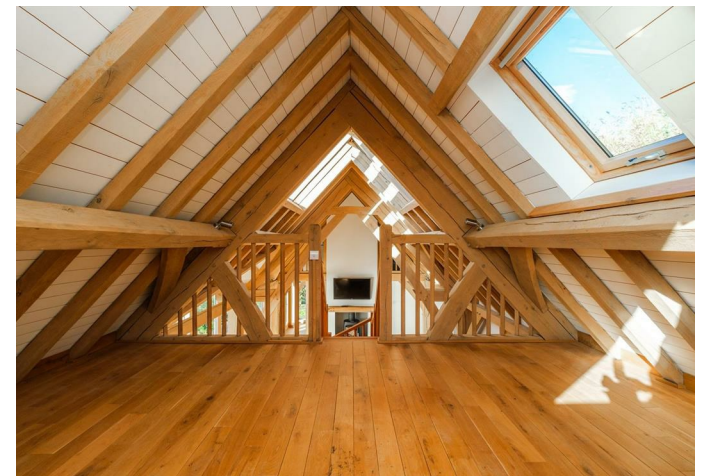


DESCRIPTION

La Mer comprises a truly unique and iconic near beachside home designed by our client in conjunction with the multi award winning architect Roderick James and Carpenter Oak who have developed an unrivalled reputation for "delivering visionary oak framed buildings since 1987".

The bespoke oak frame is visible throughout the building with many architectural features.





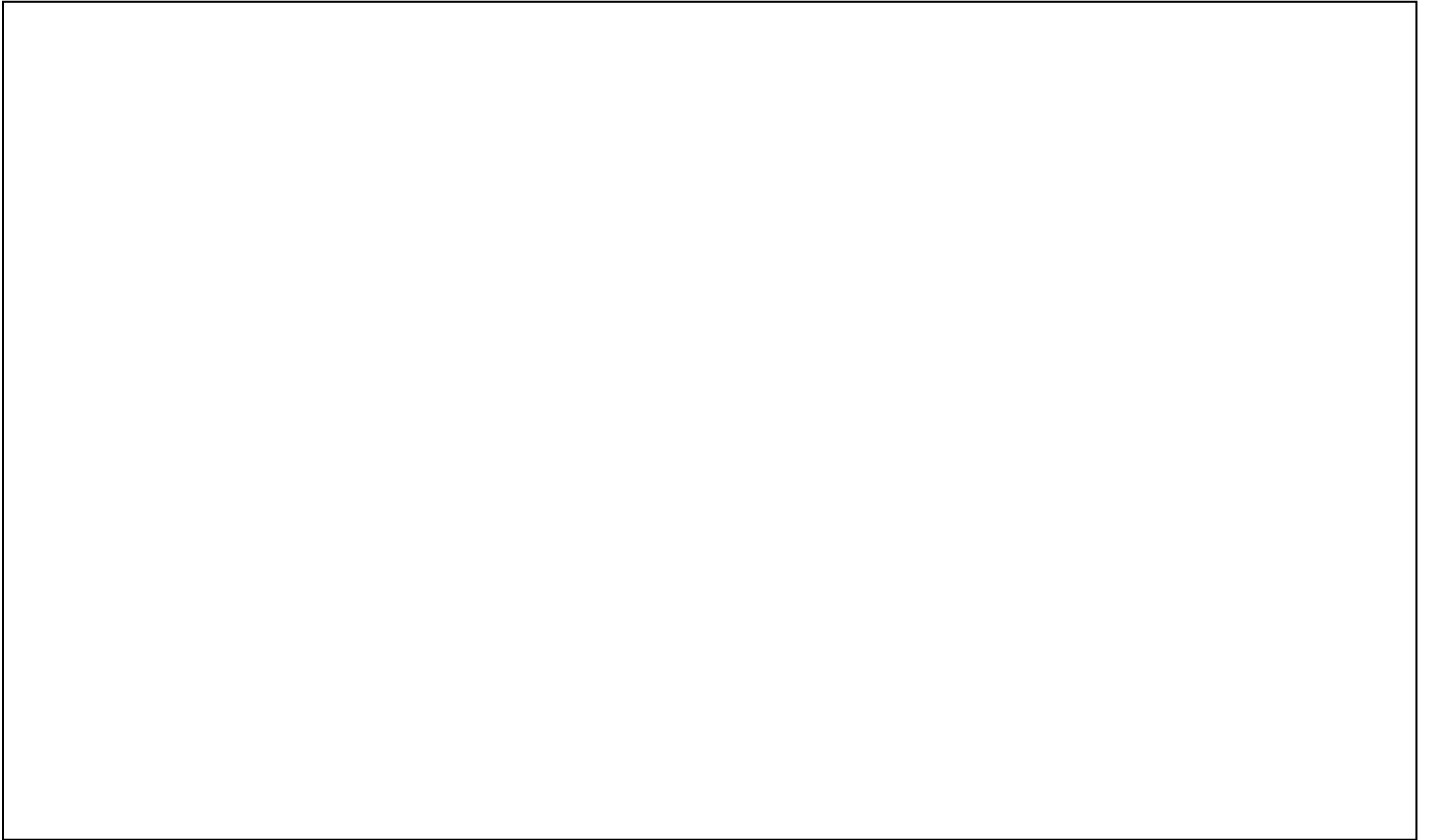


OUTSIDE

Electric sliding gate to driveway with ample parking. Large sea facing and south facing paved terrace. Extensive natural gardens of about 0.55 acre providing a wonderfully natural environment with an abundance of wildlife.

EPC RATING - C, COUNCIL TAX BAND - C





These particulars should not be relied upon.