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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

Rockrose Brenton Road, Downderry, Torpoint, Cornwall, PL11 3JA



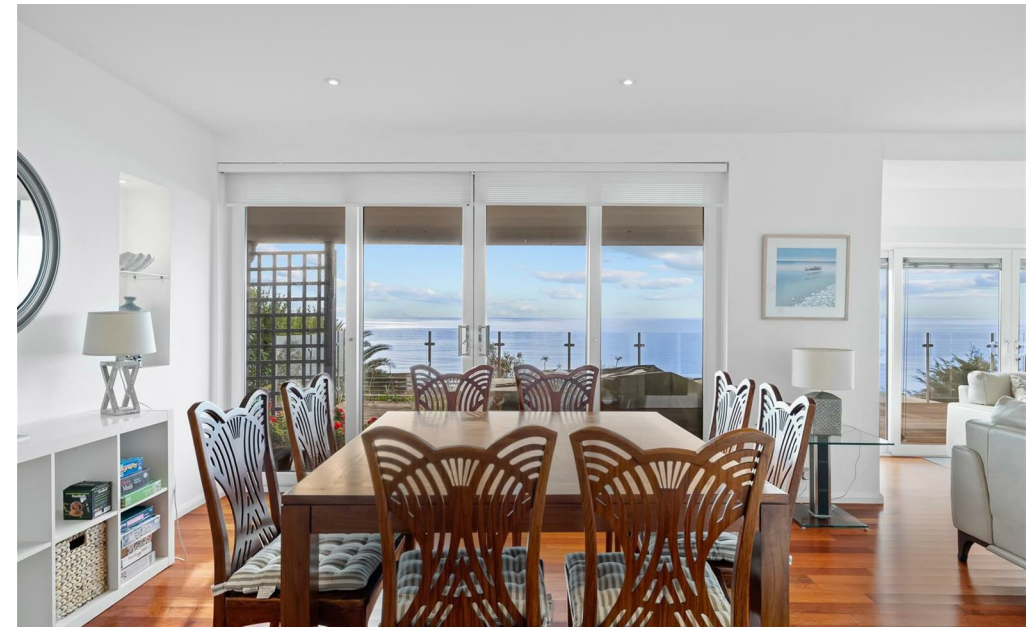
Brenton Road

Torpoint, Cornwall PL11 3JA

Come and live the beach life on The Glorious Cornish Riviera in this detached south facing house currently used as a successful high quality holiday let and available as a "turn-key" proposition, commanding a stunning 180 degree prospect over the shimmering azure waters of Whitsand and Looe Bay. About 1620 sq ft, 30' Open Plan Lounge/Dining Room/Kitchen, 17' Verandah, 4 Double Bedrooms (2 Ensuite), Luxury Shower Room/WC, Over 1100 sq ft of Sea Facing Terrace/Patio, Level Driveway Parking, Double Garage/Workshop, Garden.

BEACH 450 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES,
FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY
INTERNATIONAL AIRPORT 36 MILES







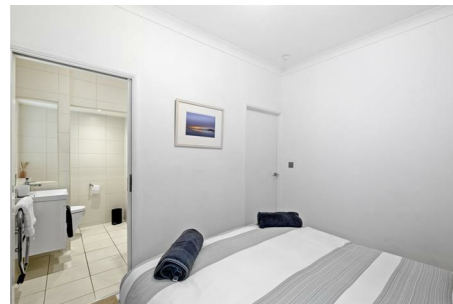
LOCATION

Rockrose is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches. This is an established residential area within the village comprising a mix of individual detached houses in a prized location on a stretch of coastline often referred to as the Cornish Riviera. From this position the property enjoys awe inspiring views with dramatic sunrises and sunsets and the passage of yachts and ships provides a truly distracting outlook.

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. 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. 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

CLOSE TO THE BEACH. Available on the open market for the first time in 38 years, Rockrose represents an opportunity to purchase a fabulous seaside house in one of Cornwall's most coveted coastal settings. The property has a south aspect and commands an extraordinary 180 degree panorama spanning from Rame Head in the east, the Eddystone Lighthouse on the horizon with Looe Island, Dodman Point and even The Lizard on the horizon in the west.

Whilst currently a holiday let, the property is equally suited for use as a primary residence with the village boasting a vibrant year round community. Our client will consider selling furnished and equipped to enable ongoing use in this way (excluding personal items and subject to negotiation)

The house has various quality features including oil fired central heating, full double glazing, a LPG log effect gas fire in the sitting room area, LPG gas hob, underfloor heating in all three bathrooms, LED lighting, Miele electric oven and microwave and hardwood flooring.

The accommodation extends to about 1620 sq ft over two floors and briefly comprises as follows - **GROUND FLOOR** - Porch - Spacious Reception Hall - 30' Open Plan Lounge/Dining Room/Kitchen with stunning kitchen by Arrital, hardwood flooring and two pairs of wide sliding patio doors to 17' Verandah and Terrace - Bedroom 4 (Double) with Walk in Wardrobe and Ensuite Shower/WC - **FIRST FLOOR** - Principal Luxury Bedroom Suite with Walk in Wardrobe and 14' Ensuite Shower/WC - 2 Further Double Bedrooms - Shower Room/WC - Each of the First Floor Bedrooms enjoy fabulous and uninterrupted Sea Views.

OUTSIDE

A private brick paved driveway provides convenient level parking for at least two cars and leads to the double garage/workshop with electric roller door.

From here a short flight of gentle steps (24) rise to the front terraces. The two south facing terraces provide about 1100 sq ft of outside entertaining space, the perfect environment for soaking up the sun and taking in the fabulous views, all presented in the low maintenance Mediterranean style . The first terrace has a verandah 16'8" x 3'8" providing shelter in inclement weather leading onto the hardwood decking with stainless steel and glass balustrading. The second terrace has planters with colourful flowers together built in seating, and a combination of chippings and porcelain tiles.

The rear garden also has a south aspect with sea views and presents opportunities for the creative gardener - a bridge at first floor level from the bathroom provides convenient access and enables interaction with the outside space directly from ground and first floor levels. The plot extends to about 0.20 acre.

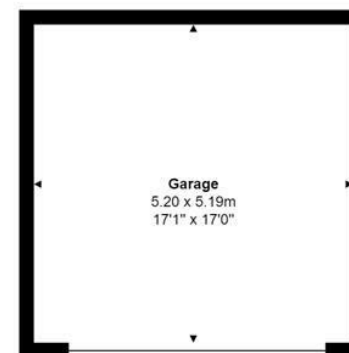
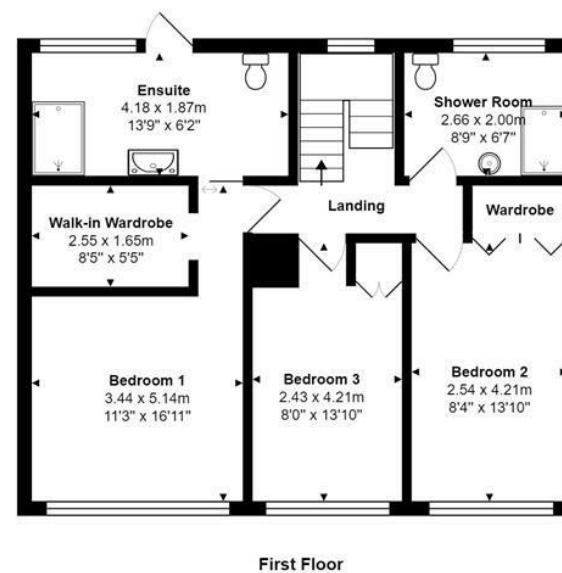
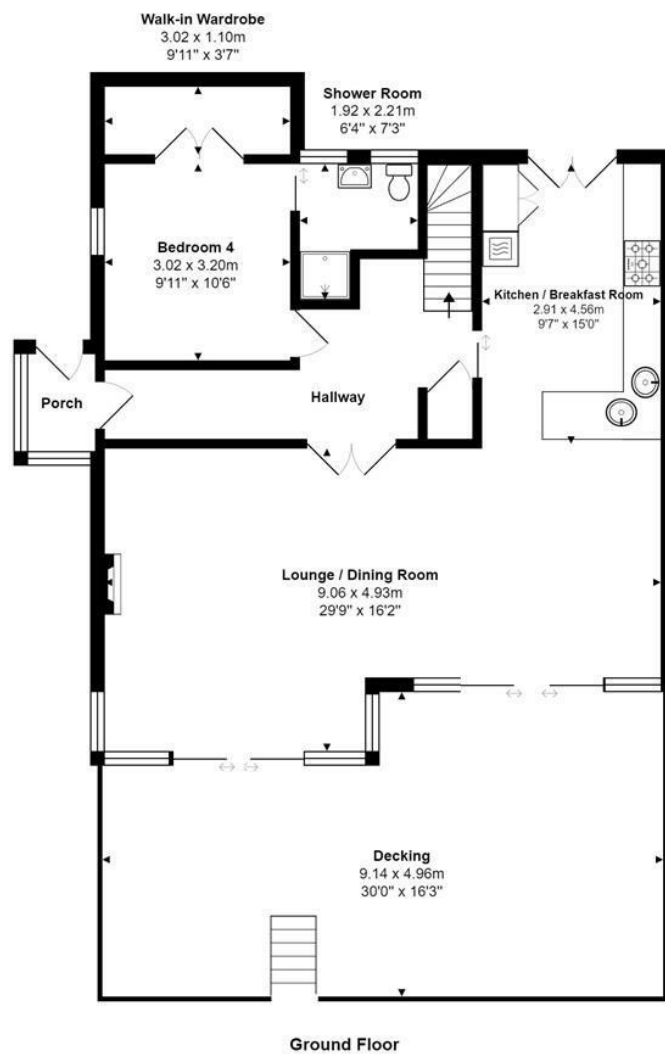
EPC RATING - D

The property is currently registered for Business Rates with small business rate relief. Depending upon a new owners use the property could revert to Council Tax which we understand was previously rated as E.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA





Total Approximate Area - 150.5 m² ... 1620 ft² (excluding decking, garage)

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 or tenant. 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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These particulars should not be relied upon.



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