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SEASCAPE 11 BUTTLEGATE, DOWNDERRY, TORPOINT, PL11 3NQ

PRICE GUIDE £950,000





THE BEACH LIFE - Fabulous seaside home offering spacious and versatile family accommodation, with self contained annexe and commanding stunning south and west views over the shimmering waters of Whitsand and Looe Bay. About 3505 sq ft, 2 Sitting Rooms, Snug/Day Room, 2 Kitchens, 6 Bedrooms (5 Bath/Shower Rooms), Laundry, Sea Facing Balcony and Terraces, Parking, Double Garage, Solar PV and EV Point.

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



LOCATION

Seascape is situated in an elevated south and west facing position only a short walk from Downderry and Seaton Beaches. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera. Bathed in natural light throughout the day and commanding awe inspiring sunsets over Looe Bay the views also take in Whitsand Bay with the passage of commercial, naval and pleasure craft providing an extraordinary, distracting and inspirational outlook.

The crystal clear waters of Whitsand and Looe Bay are renowned for bathing, surfing, kayaking and all manner of watersports.

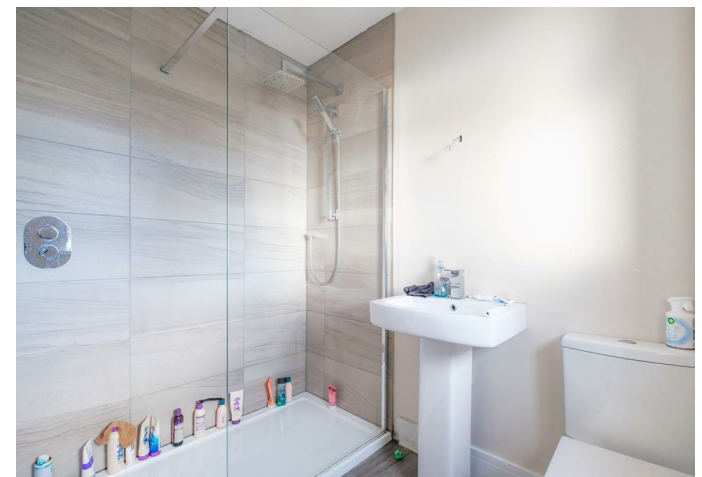
Within the bay diving trips to HMS Scylla can be seen, the ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef. Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life, Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Downderry lies within an Area of Great Landscape Value.

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 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

Seascape comprises a substantial detached house with a super south and west aspect over the coastal landscape and the sheltered waters of Whitsand and Looe Bay with notable landmarks including Rame Head in the East, Eddystone Lighthouse on the south horizon with Looe Island and Dodman Point in the West, this is an awe inspiring coastal location with spectacular sunsets.

The property has undergone extensive improvement and extension by our clients and offers spacious and versatile accommodation suited to families but with the ability to use ground floor as a self contained annexe presenting opportunities for multigenerational living or indeed holiday letting capitalising on the seaside setting. There are still some elements which require finishing. Features include Solar PV which also supplements hot water, Air Source Heat Pump, LPG boiler and Air Conditioning.

The accommodation extends to about 3505 sq ft over three floors and briefly comprises - LOWER GROUND FLOOR - Day Room/Snug - 19' Bedroom with sea views and Ensuite Shower Room/WC - GROUND FLOOR - Reception Lobby and Hallway - 16' Dual Aspect Kitchen/Breakfast Room - 23' Sitting/Dining Room with sliding patio door to 240 sq ft Sun Terrace - 2 Double Bedrooms - Box Room - 2 Shower Rooms/WC - FIRST FLOOR - 22' Sitting Room with cantilevered dual aspect windows and 16' Balcony off - 23' Kitchen/Dining Room with feature bifold windows above the breakfast bar to take full advantage of the views - Laundry Room - Principal Bedroom with Ensuite Shower Room/WC and Walk In Wardrobe - 2 Further Double Bedrooms - Family Bath/Shower Room. Total 6 Bedrooms.

OUTSIDE

A driveway provides parking for one car leading to the double garage with EV point.

A short flight of steps rise to the paved sea facing terrace with super views. There is also a balcony from the Sitting Room again with sea views. To the rear there is a garden which is currently uncultivated.

EPC RATING - E, COUNCIL TAX BAND - E

DIRECTIONS

Using Sat Nav - Postcode PL11 3NQ - the property will be found on the right.



Buttlegate, Downderry, Torpoint, PL11

Approximate Area = 3505 sq ft / 325.6 sq m
 Garage = 443 sq ft / 41.1 sq m
 Total = 3948 sq ft / 366.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2023. Produced for Scott Parry Associates. REF: 1069615

These particulars should not be relied upon.