

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SUNNYCLIFF, BRENTON ROAD, DOWNDERRY, TORPOINT, CORNWALL, PL11 3JA

PRICE GUIDE £690,000





Come and live your Riviera dream in this frontline, south facing seaside house - Commanding an outstanding panorama over the coastal waters of Whitsand and Looe Bay, a detached house presented to a contemporary standard and only 50 yards from the waters edge. About 1174 sq ft, 16' Sitting Room with wood burner, 24' Kitchen/Dining Room, 2 Double Bedrooms (1 Ensuite), 2 Verandahs, Mediterranean Style Garden, 2 Sheds, Parking for 2. Currently a highly successful holiday let and available as a "turn-key" proposition. The property is conveniently set behind the rock armour sea defence and long coastal slope with an abundance of observable natural flora and fauna.

BEACH 350 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES,
FOWEY 16 MILES



LOCATION

Sunnycliff is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches. The property lies in an established residential area within the village comprising a mix of individual detached houses. 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.

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

Rarely available, Sunnycliff comprises a detached seaside house in an enviable "grandstand" position from which it commands an extraordinary 180 degree prospect over the sheltered waters of Whitsand and Looe Bay. The property is immaculately presented and will suit owner occupation or perhaps use as a second home or holiday let given its prime seaside location. The property is currently used as a successful holiday let and our client is willing to consider selling fully furnished and equipped to enable its ongoing use in this way (subject to negotiation and excluding any personal items).

Presented to a contemporary standard the property incorporates full double glazing and oil fired central heating. The accommodation extends to about 1174 sq ft over two floors and briefly comprises - 24' triple aspect kitchen/dining room with Rangemaster cooker and breakfast bar, three built in cupboards house the oil fired boiler, the washing machine/dryer (not included) and the fridge freezer. A door opens onto the veranda providing the perfect spot for alfresco dining and enjoying the amazing sunsets in the west. A wide open arch leads to the 16' sitting room with fireplace housing a Woodwarm wood burner with stone surround, windows and sliding patio doors provide a virtual wall of glass to the south aspect and again opens onto the veranda which has a short flight of steps enabling easy garden access. There is also a double bedroom and a family bath/shower room/wc on this floor. The lower ground floor is currently presented as a study/snug area with french doors to the garden and opening to the master bedroom with ensuite shower room/wc off. The bedroom has bi-folding doors opening to the second veranda.

OUTSIDE

The property benefits from a private and level parking bay to accommodate up to 2 cars. The enclosed gardens offer a secluded environment, completely dominated by the extraordinary south aspect over the sea, beach and coastal landscape. Mediterranean in style with low maintenance decked, paved and gravelled areas together with a level lawn. There is a canopied balcony and canopied veranda (at ground and first floor levels) providing protection during inclement weather and the perfect vantage point for absorbing the maritime landscape.

EPC RATING - D, COUNCIL TAX BAND - D

The property is currently registered for Business Rates.

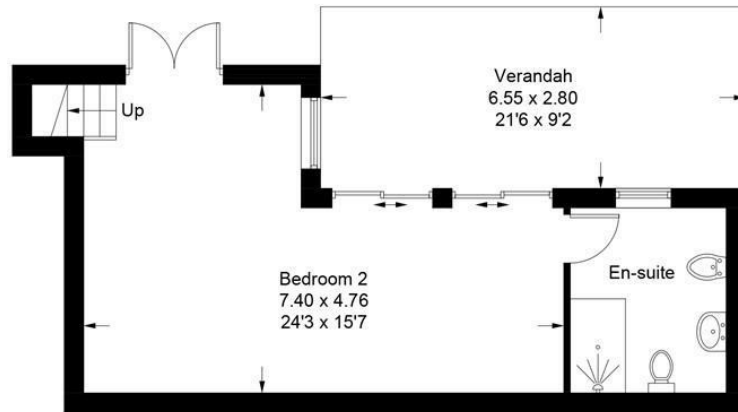
DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - approaching from Seaton rise up into Donderry and Sunnycliff will be found third property on the right.

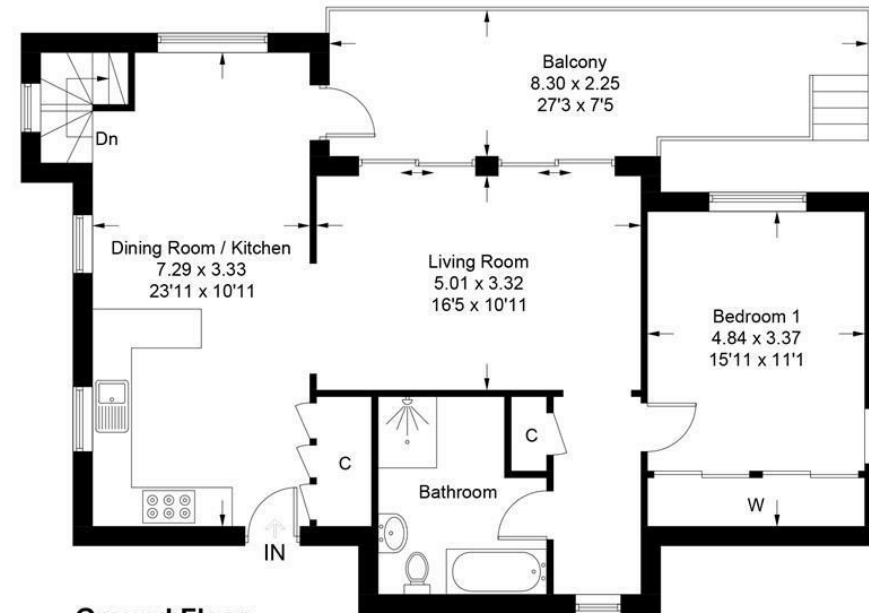


Sunnycliff

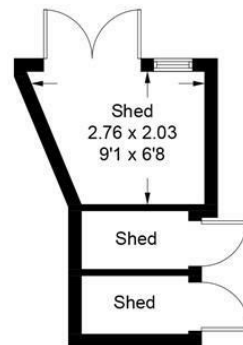
Approximate Gross Internal Area = 109.0 sq m / 1174 sq ft
Outbuilding = 5.0 sq m / 54 sq ft
Total = 114.0 sq m / 1228 sq ft



Lower Ground Floor



Ground Floor



Outbuilding

(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1047827)

These particulars should not be relied upon.