

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

THE COTTAGE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LD

PRICE GUIDE £500,000





**CHARMING SEA SIDE COTTAGE ONLY A MOMENTS WALK FROM THE BEACH** - A gorgeous near beachside cottage with sea views, oozing charm and character yet immaculately presented to a contemporary standard. About 1268 sq ft, Conservatory, Study, 16' Sitting Room, 16' Dining Room, Kitchen, Laundry/WC, 3 Double Bedrooms (1 Ensuite), Family Bath/Shower Room, Garage/Workshop, Outhouses, Courtyard and Sea Facing Decked Terrace. Currently a Successful Holiday Let and available Fully Furnished. Garage available by negotiation.

BEACH AND SLIPWAY 200 YARDS, LOOE 6 MILES, KINGSAND/CAWSAND 9 MILES, FOWEY 17 MILES, PLYMOUTH 18 MILES, EXETER 60 MILES

#### LOCATION

**THE GLORIOUS CORNISH RIVIERA** - The property is situated in a south facing and prized near beachfront position only a short walk (200 yards) from Downderry Beach 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, historic country houses and many other places of interest lie within an easy drive.



## DESCRIPTION

The Cottage is reputed to be one of the oldest properties in the village and will be found to be beautifully presented with the perfect blend of contemporary and period/traditional features to provide a comfortable home of character. The property has the benefit of full double glazing and oil central heating together with traditional features including slate flooring, exposed beams and timberwork together with a beautiful fireplace with moulded granite surround. Sea views are enjoyed from the bedrooms and sun terrace.

Our client has been successfully holiday letting the property for a number of years and will consider selling fully furnished and equipped (excluding personal items and subject to negotiation) to enable ongoing use as a quality holiday let. Our client is also willing to consider selling the property without the garage at a price of £525,000.

The accommodation extends to about 1268 sq ft and briefly comprises - GROUND FLOOR - 10' Sun Room - Study/Reception Hall - Laundry Room/WC with oil fired boiler - 16' Sitting Room wide opening to 16' Dining Room with the two rooms combining to create a fabulous open plan entertaining space of about 32' in length - 12' Kitchen - FIRST FLOOR - 3 Double Bedrooms (1 Ensuite Shower) - Family Bathroom/WC.

## OUTSIDE

A courtyard garden lies to the front and from here a short flight of steps leads up to a fabulous decked terrace with amazing sea views, the terrace extends to about 320 sq ft and has a fine south aspect providing the perfect spot for entertaining and al-fresco dining. There are two outbuildings (one is two storey) providing further storage - 7' x 6'2" (2 storey) and 7' x 3'7".

Available by separate negotiation with the vendor there is a nearby garage/workshop with loft space over providing parking and storage

EPC RATING - E, COUNCIL TAX BAND - D

Note currently under Business Rates as the property is used for holiday letting.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3LD - the property will be found on the left hand side when approaching from the centre. On a first visit you are advised to park in the village centre car park and finish your journey on foot.







# The Cottage, Downderry

Approximate Gross Internal Area = 117.8 sq m / 1268 sq ft

(Excluding Sun Terrace)

Garage = 18.7 sq m / 201 sq ft

Total = 136.5 sq m / 1469 sq ft

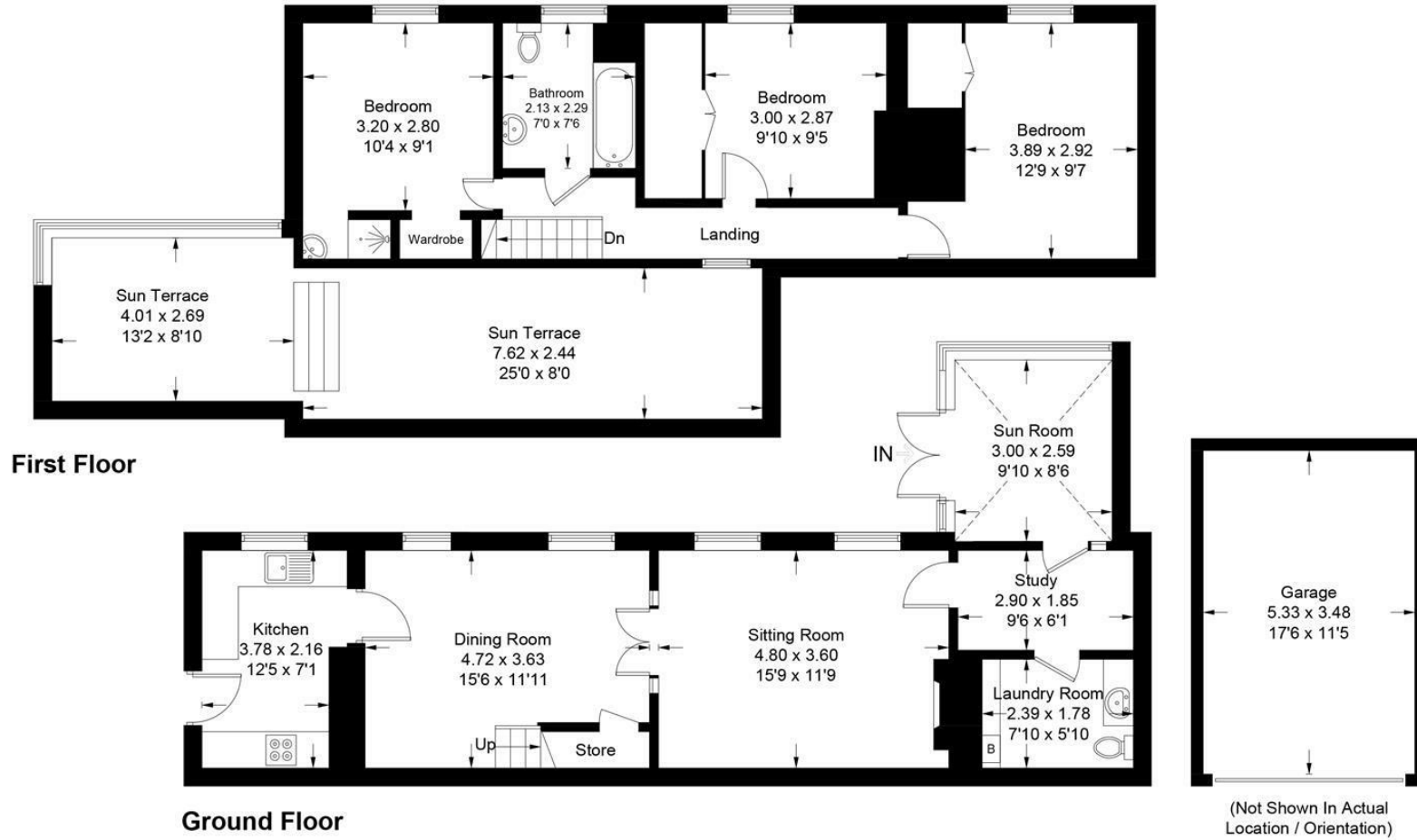


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046559)

These particulars should not be relied upon.