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KEVERAL BAY COTTAGE KEVERAL LANE, SEATON, TORPOINT, CORNWALL, PL11 3JJ

PRICE GUIDE £250,000





A detached residence with beautiful valley views, quietly situated only 235 metres from the beach and the riverside pathways of Seaton Countryside Park. About 799 sq ft, 18ft Sitting Room, 18ft Kitchen/Dining Room, 1 Bedroom with ensuite Bathroom, Further Shower Room/WC, Garden and Parking.

BEACH 235 METRES, LOOE 6 MILES, FOWEY 16 MILES,
PLYMOUTH 12 MILES



LOCATION

The property lies in a secluded and sheltered setting only a short walk (235 metres) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. The property also lies within an Area of Great Landscape Value.

Seaton and its neighbour Downderry 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 in addition there are fabulous marinas with first class amenities in Plymouth. 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.

Nearby the villages of Kingsand and Cawsand (9 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path which can be accessed only about 600 metres south of the property. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 11 miles distant.







DESCRIPTION

The property will be found to be well presented and maintained to a contemporary standard with full double glazing and LPG fired central heating via a Worcester Bosch boiler with Nest control. The accommodation extends to about 799 sq ft and is demonstrated by reference to the attached floor plan, briefly comprising as follows entrance door into the 18ft kitchen/breakfast room and door to the 18ft sitting/dining room with dual aspect and French doors to side. There is also a utility/shower room and wc on the ground floor.

At first floor level there is a generous double bedroom with an en suite bathroom.

The property has been in the past successfully used as a quality holiday let, in recent years it has been used as a private second home with some limited holiday letting and could be sold furnished and equipped (excluding personal items) subject to negotiation.

OUTSIDE

Off road private parking for one car. Low maintenance south facing decked terrace with woodland views.

EPC RATING - D, COUNCIL TAX BAND - B

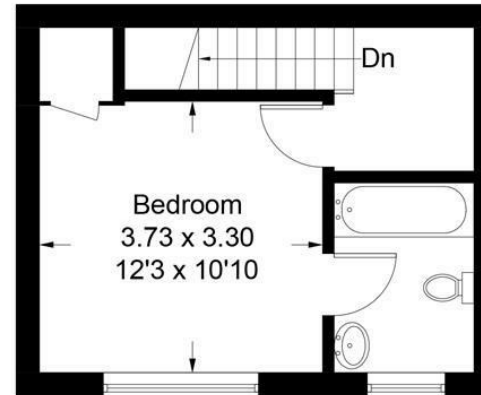
DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - the property is approached over the private Kevalal Lane and will be found on the right hand side.

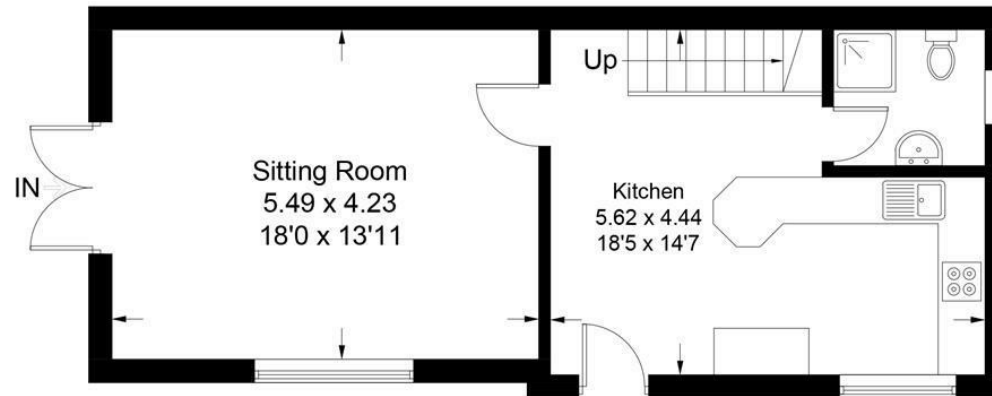


Hillslie Cottage

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 422966)

These particulars should not be relied upon.