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3 BEECHFIELD DOWNDERRY, TORPOINT, PL11 3JX

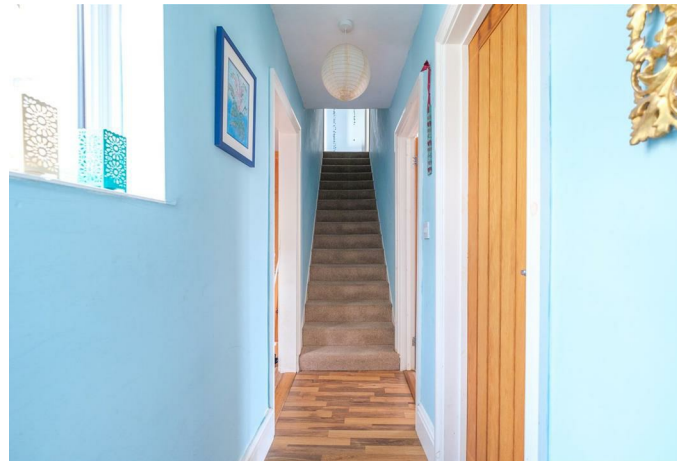
OFFERS OVER £325,000





Only 175 yards from Donderry Beach - A semi-detached south facing seaside house commanding panoramic sea views with the iconic landmarks of Rame Head in the east and Looe Island in the west. About 1005 sq ft, Sitting Room, Sun Room, Kitchen/Dining Room, 2/3 Bedrooms (2 Ensuite), Shower Room/WC, Sea Facing Decked Terrace, Garden.

BEACH 175 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 18 MILES, NEWQUAY AIRPORT 37 MILES, EXETER 59 MILES



LOCATION

3 Beechfield is conveniently situated close to the centre of the village and 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. The constant passage of commercial, naval and pleasure craft across the bay, provides 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.

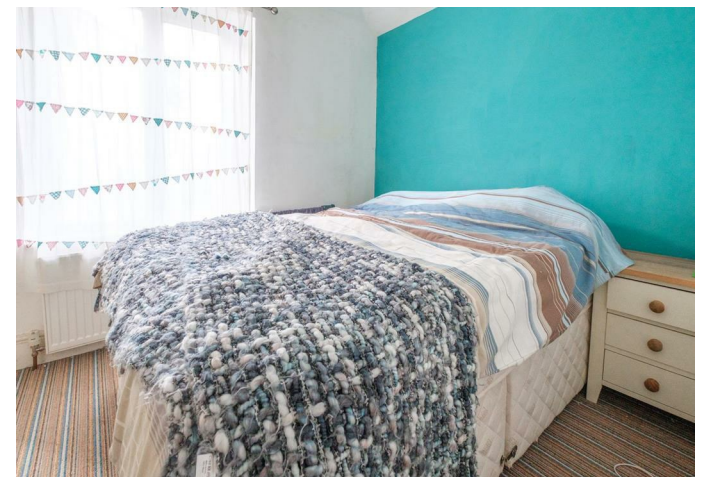
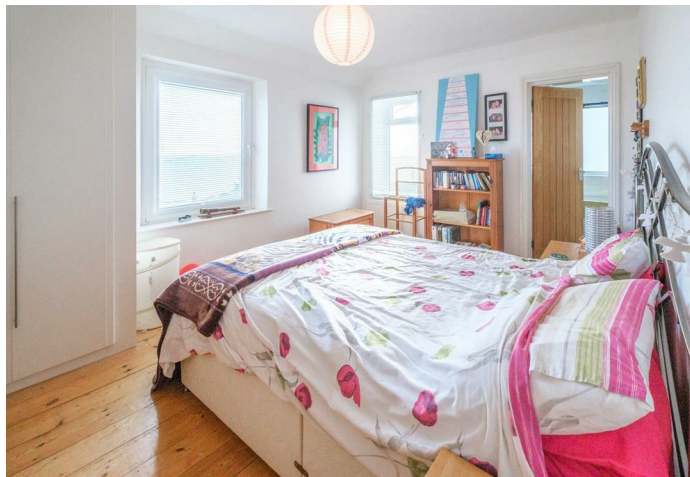
Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Downderry lies within an Area of Great Landscape Value. The artificial reef formed by the sinking of HMS Scylla is renowned for diving and provides a home to a community of marine life.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church 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. A farmshop with cafe at Widegates caters for most day to day needs and there is also a Little Waitrose at Trerulefoot Roundabout.

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

Available on the open market for the first time in 14 years, 3 Beechfield comprises a semi-detached village house in a prized setting close to the centre of the village and only a moments walk from the fabulous sheltered beaches. The open south aspect enables fantastic sea views from the principal rooms and outside spaces - this view spans from the Rame Peninsula with Rame Head in the east across the coastal waters Whitsand Bay with the Eddystone Lighthouse on the south horizon and Looe Island to the west.

The property offers accommodation presented to a contemporary standard with full double glazing (by Anglian Windows) (except the skylight in kitchen), LPG gas central heating with a Gloworm boiler, and modern kitchen and bathrooms. The property is offered for sale with no onward chain.

The accommodation extends to about 1005 sq ft and briefly comprises - GROUND FLOOR - Door to Entrance Lobby - 16' Sitting Room with wood burner and wide opening to 15' Sun Room, a dual aspect room with French doors to terrace and lovely sea views - 15' Kitchen/Dining Room with integrated appliances and Laundry Area recess - Shower Room/WC - FIRST FLOOR - 16' Principal Bedroom with sea views and Ensuite Bath/Shower Room - Bedroom 2 (Double) with jack and jill Ensuite arrangement - Bedroom 3 walkthrough to Bedroom 2.

OUTSIDE

A short and gentle flight of 33 private steps lead from the village road to the property with on road parking available immediately opposite.

The property has a large south and west facing decked and gravel terrace with panoramic views spanning from Rame Head to Looe Island - a fabulous spot from which to observe the ever changing coastal waters and the awe inspiring sunsets.

Steps up to a further terrace with lawn beyond.

EPC RATING - G, COUNCIL TAX BAND - A

DIRECTIONS

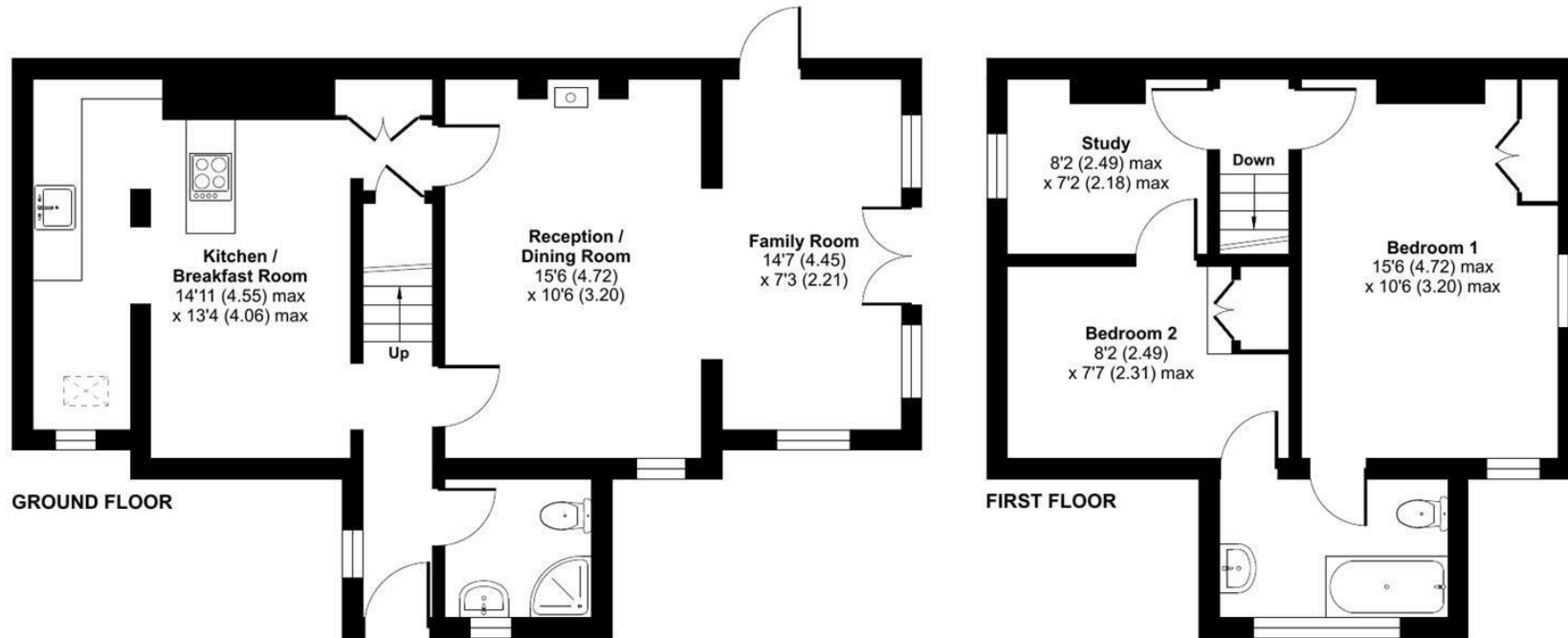
Using Sat Nav - Postcode PL11 3JX



Beechfield, Downderry, Torpoint, PL11

Approximate Area = 1005 sq ft / 93.3 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). © n1che.com 2024. Produced for Scott Parry Associates. REF: 1097546

These particulars should not be relied upon.