

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ST ANNES CHURCH HILL, HESSENFORD, TORPOINT, PL11 3HR

PRICE GUIDE £850,000





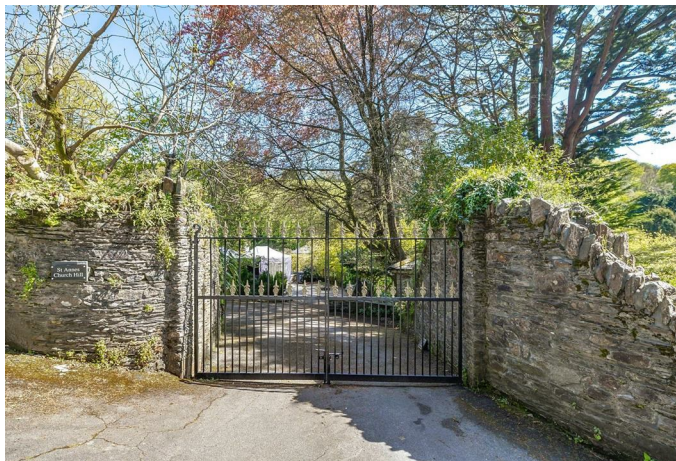
A beautiful detached and south facing village house offering spacious and versatile accommodation with potential annexe, in a prized village setting only 2 miles from Seaton Beach and privately situated within delightful gardens. About 3241 sq ft, Reception Hall, 33' Drawing Room, Dining Room, Kitchen/Breakfast Room, 4 Double Bedrooms (1 Ensuite), Shower Room/WC, Roof Terrace, Recreation Room/Potential Annexe, Gated Driveway, Garage, Workshop, Mature Gardens of About 0.5 Acre, Solar PV with Battery and EV Point.

SEATON PARK 400 YARDS, SEATON BEACH 2 MILES, LOOE 5 MILES, PLYMOUTH 16 MILES, FOWEY 17 MILES, EXETER 58 MILES, NEWQUAY AIRPORT 35 MILES

DESCRIPTION

St Annes comprises a detached and south facing period residence of distinction. This elegant home is believed to date from 1788 and is available on the open market for the first time in 15 years. Our clients have made careful improvements with a successful blend of period and contemporary features to create a comfortable family living environment. Modern features include new roof slates and replacement timbers where needed (in 2021) updated oil fired central heating (via a Mistral oil fired boiler), solar pv with a Solax Invertor, UPS and 13kw battery and EV point (Zappi) and full double glazing. A lift enables convenient access between the three floors for those with mobility issues.

The accommodation is laid out over three floors with potential for the lower ground floor to be used as work from home space, a recreation room (ie cinema/games room) or indeed as an annexe or guest suite depending upon individual family needs.



The layout is demonstrated by the attached floorplan, extending to about 3241 sq ft and briefly comprising - GROUND FLOOR - 25' Reception Hall - 33' Drawing Room with Stova wood burner in a Minster fireplace - Laundry/WC - 21' Dining Room with folding doors to 28' Kitchen/Breakfast Room with electric AGA and providing fabulous family and entertaining space - Rear Lobby - FIRST FLOOR - 18' Principal Bedroom a dual aspect room with Luxurious Ensuite Bath/Shower Room and French doors to Roof Terrace (250 sq ft) - 3 Further Double Bedrooms - Shower Room/WC - LOWER GROUND FLOOR - 26' Recreation Room with Kitchenette and Shower Room/WC

LOCATION

St Annes is in an elevated south facing position overlooking the village and verdant hillsides of the wooded Seaton Valley. This is a Conservation area close to the centre of the pretty riverside village of Hessenford, the village has a very popular village pub, The Copley Arms, and lies adjacent to the northern boundary of the Seaton Valley Countryside Park enabling an almost traffic free level walk from Hessenford to Seaton Beach over 2 miles of woodland riverside paths.

Hessenford lies on the A387 with a regular bus service and easy access to the A38 at Trerulefoot. There is a local farm shop, with popular café, about 1 mile catering for most day to day needs. In addition there is also a Little Waitrose at Trerulefoot Roundabout.

The beachside villages of Seaton and Downton present many opportunities for bathing, snorkeling and kayaking etc. Parts of the neighbouring coastline are in the ownership of the National Trust and there is straightforward access onto the 600 mile long South West Coast Path with its awe inspiring coastal scenery.

The town of Looe straddles the wide river with its long bridge and stone harbourside which remains important today as a commercial fishing facility, with a thriving tourist industry and popular with boating enthusiasts. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The coastline either side of Looe is beautiful and unspoilt, easily accessible via the South West Coast Path and the substantial areas of ownership held by the National Trust. There are excellent bathing beaches and a wide network of footpaths and bridleways in the vicinity.

Access to the area is good with main roads leading to the A38, west of Plymouth. The market town of Liskeard, to the north, includes a wide range of facilities as does the town of Saltash with a Waitrose store on its northern outskirts. The City of Plymouth lies within commuting distance and has an extensive and historic waterfront together with an excellent range of shopping, educational and recreational facilities. In addition there is a cross channel ferry link at Plymouth with regular services to France and Northern Spain.







OUTSIDE

The property is approached from Church Hill via a pair of heavy wrought iron gates giving access to the circular tarmac drive with central lawn and shrub beds, providing ample parking and giving access to the garage with leanto store. There is an EV point on the drive.

Adjacent to the driveway there are raised mature shrub and flower beds. From the drive slate steps lead to two extensive slate paved and south facing terraces again with well stocked shrub beds, with mature Ginkgo tree and access to the cellar 12'3" x 6' (3.73m x 1.83m) utilised as a garden store.

The gardens themselves are extensive, (about 0.5 acre) laid to lawn and extremely well stocked with a variety of specimen trees and shrubs including a rose walk and mature magnolia, rhododendron and copper beech. Productive kitchen garden and greenhouse, garden shed and 4x3m log cabin. The lower part of the garden will also be found to be laid to lawn with established trees creating a fascinating and mature woodland garden, a wildlife pond with gunnera has a cascading water feature. A particular benefit of the lower part of the garden is that it enjoys separate vehicular access via a private drive from the A387. In addition there is a rear drive providing access to the entrance door in the hallway and the door to the rear lobby, adjacent to which is a stone built store and oil storage tank.

EPC RATING - TBC, COUNCIL TAX BAND - G
Fibre to the premises, mains water and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3HR - the private entrance drive will be found on the right when approaching from the village centre.



Church Hill, Hessenford, Torpoint, PL11

Approximate Area = 3241 sq ft / 301 sq m (excludes lift)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2024. Produced for Scott Parry Associates. REF: 1093598

These particulars should not be relied upon.