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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PENTREATH SEATON PARK, SEATON, TORPOINT, CORNWALL, PL11 3JF

PRICE GUIDE £525,000





In a fantastic south west facing position, a semi-detached house offering spacious family accommodation, only 250 yards from the beach and commanding a stunning prospect over the beach and shimmering coastal waters of Looe Bay. About 1903 sq ft, 29' Sitting Room, 18' Sunroom, 16' Kitchen/Dining/Family Room, Principal Bedroom with Juliet Balcony and Ensuite Shower/WC, 3 Further Bedrooms, 2 Bath/Shower Rooms, Laundry Room, Loft Room, Gardens, Parking and Large Garage/Workshop.

BEACH 250 YARDS, LOOE 6 MILES, FOWEY 16 MILES,  
PLYMOUTH 12 MILES, EXETER 64 MILES



## LOCATION

Pentreath is enviably situated in a prized, near beachside position only a short walk (250 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park (50 yards) 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 village 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, small village store within Bewsheas Restaurant and also a 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

Pentreath comprises a semi-detached house with fine sea views. The property offers spacious and thoughtfully laid out family accommodation and benefits from full double glazing, 2.5kw solar PV and an air source heat pump (on the Renewable Heat Incentive scheme) serving the hot water and central heating, this combined with additional levels of insulation provide an energy efficient home (rating C).

The internal layout is spacious with generous living spaces creating a comfortable family living environment with a fabulous 29' Sitting Room and a 240 sq ft open plan Kitchen/Dining/Family Room with sea facing windows and French doors opening directly onto the large west facing Sundeck.

The accommodation extends to about 1903 sq ft and briefly comprises - GROUND FLOOR - 16' Kitchen/Dining/Family Room with built in dishwasher, fridge and Bosch gas hob and oven - Laundry Room - Shower Room/WC - 29' Sitting Room - 18' Sunroom - FIRST FLOOR - 15' Sea Facing Principal Bedroom Suite with Walk in Wardrobe and Ensuite Shower/WC - 3 Further Double Bedrooms - Family Bath/Shower Room - LOFT SPACE used by our clients as a playroom/studio with 2 velux roof lights and sea view.

#### OUTSIDE

The property has off road parking for at least two cars at the front and there is a further hardstanding to the rear perfect for a dinghy/kayak storage etc, this area currently has a hot tub which our client may consider leaving subject to negotiation. The large garage/workshop has an electric roller door and a motorhome electric hook-up point. The front garden has a shed and two sea-facing decked terraces with a stunning south west aspect over the park, village, beach and sea. To the rear there is a further garden with level lawn and gravelled terrace.

EPC RATING - C, COUNCIL TAX BAND - D

Mains water, electricity and drainage. Fibre to the property.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JF - the property will be found on the right shortly after entering Seaton Park.



# Pentreath, Seaton

Approximate Gross Internal Area = 176.8 sq m / 1903 sq ft  
Double Garage = 30.1 sq m / 324 sq ft  
Total = 206.9 sq m / 2227 sq ft  
(Excluding Decking)

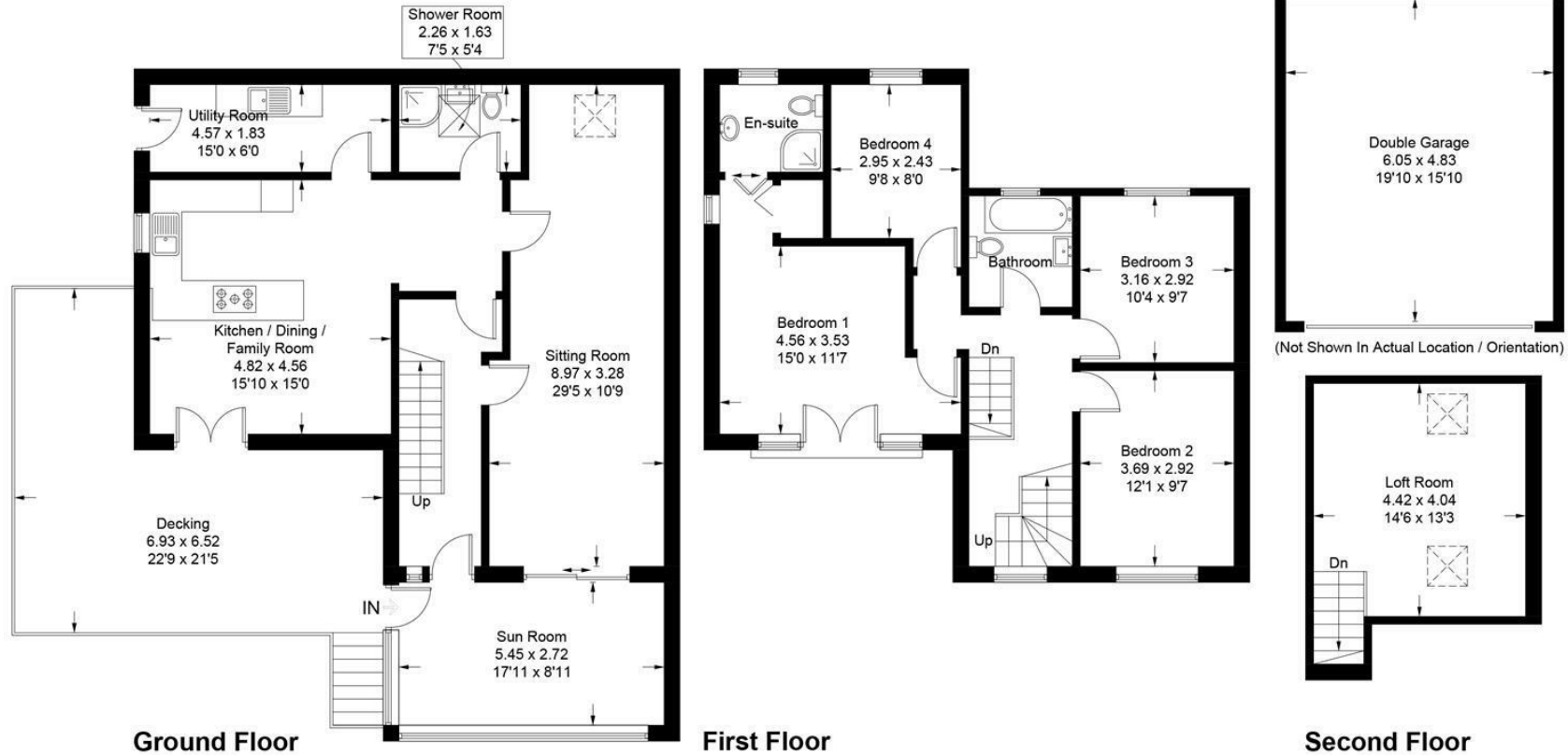


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These particulars should not be relied upon.