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MEANDER KEVERAL LANE, SEATON, TORPOINT, CORNWALL, PL11 3JJ

GUIDE PRICE £500,000





Commanding a stunning 180 degree panorama over the unspoilt countryside of the Seaton Valley with the beach and sea to the south east, a detached near beachside home offering spacious and well presented accommodation within generous terraced gardens. About 1417 sq ft, 17' Sitting Room, 25' Kitchen/Dining/Family Room, Snug/Bed 5, 4 Bedrooms (2 Ensuite), Family Bathroom, Laundry Room, Established Gardens, Sheds, Parking.

Beach 250 metres, St Germans Railway Station 6 miles, Looe 5 miles, Fowey 20 miles, Plymouth 15 miles

#### LOCATION

Meander is enviably situated in a prized, near beachside position only a short walk (250 metres) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities. This fantastic coastline is often referred to as the Cornish Riviera.

Parts of the local coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Donderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. In recent years Donderry appeared in the Sunday Times top ten "Best Places to Live by the sea", the village also has a slipway with the ability to keep and launch dinghies by permit.



There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.

## DESCRIPTION

Meander offers spacious and versatile accommodation over two floors. The property will be found to be well presented throughout and benefits from full double glazing and oil fired central heating. Set into the coastal contour there is garden access at both ground and first floor levels.

The accommodation extends to about 1417 sq ft and briefly comprises as follows - GROUND FLOOR - Reception Hall - 25' Kitchen/Dining/Family Room with Laundry Room off - Snug/Bedroom 5 - Family Bathroom - FIRST FLOOR - 17' Sitting Room - 16' Dual Aspect Master Bedroom - 3 Further Bedrooms (2 Ensuite).

## OUTSIDE

The property is approached over the long unmade Keveral Lane leading to a parking bay for one car with fourteen steps descending to the entrance door. There is further parking on Hessenford (not on the deeds however our clients have had use for over 10 years) from here steps rise up through the garden to the second entrance door.

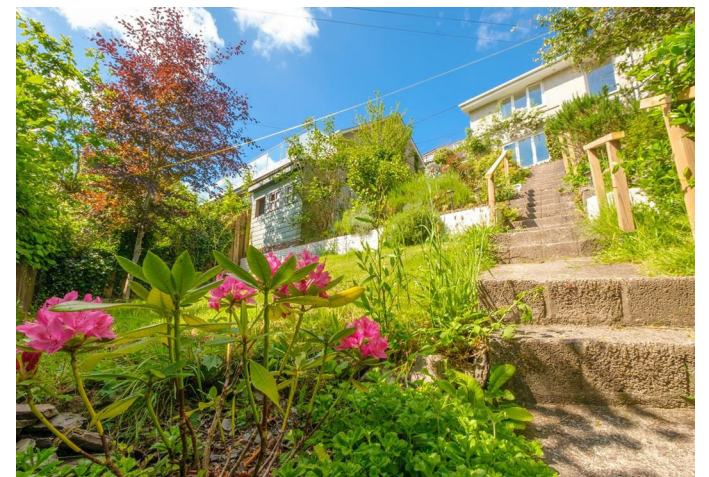
The unique garden is terraced and has a south and east aspect with sea glimpses and lovely views over the unspoilt countryside of the Seaton Valley. There is a large paved patio and decked terrace for barbecues and al-fresco dining. Within the garden lies two garden sheds and a further decked terrace together with lawns, natural areas and established trees and shrubs providing a haven for wildlife.

EPC RATING - E, COUNCIL TAX BAND - C

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - NOTE - the property has parking for two cars, however given the nature of Keveral Lane viewers are advised to park in the main car park and proceed on foot for the first visit. Viewers should also note that the property is set on a hillside and is approached over flights of steps.



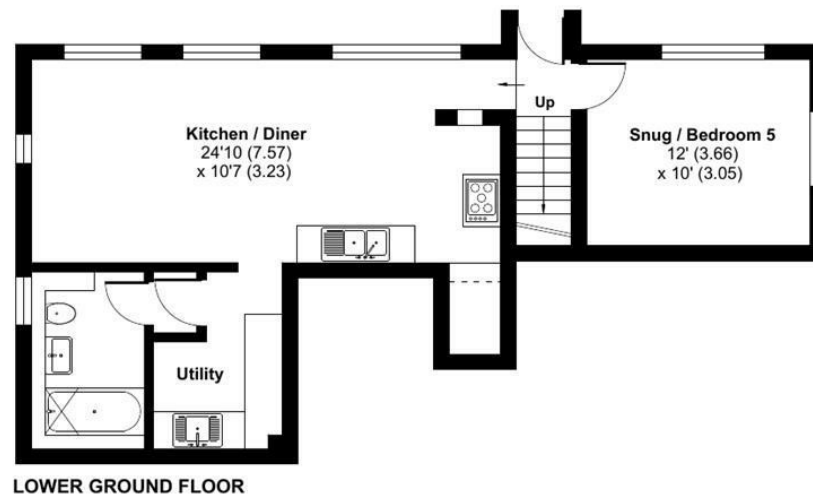
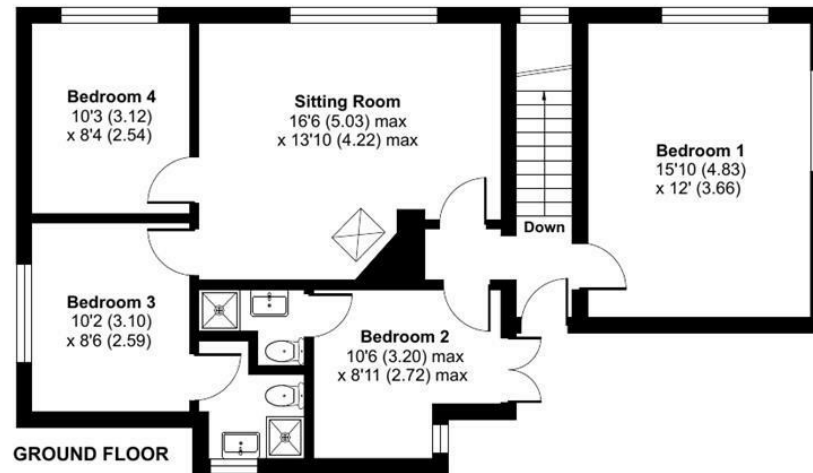




# Meander, Keveral Lane, Seaton, Torpoint, PL11

Approximate Area = 1417 sq ft / 132 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). © nitchcom 2022. Produced for Scott Parry Associates. REF: 899374

These particulars should not be relied upon.