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CHY AN MOR SEATON PARK, SEATON, TORPOINT, CORNWALL, PL11 3JF

PRICE GUIDE £565,000





CLOSE TO THE BEACH - A superb seaside home in a fabulous south west facing position within established gardens and with wonderful views across the Seaton Countryside Park, beach and sea beyond. Sitting Room, Conservatory/Dining Room, Kitchen, 3 Double Bedrooms (1 with Dressing Room and Shower/WC off), Shower/WC, Driveway Parking, Garage with EV Point, Established Gardens with productive Kitchen Garden, Solar PV with Battery.

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



## LOCATION

Chy and Mor 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 Edgumbe 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.

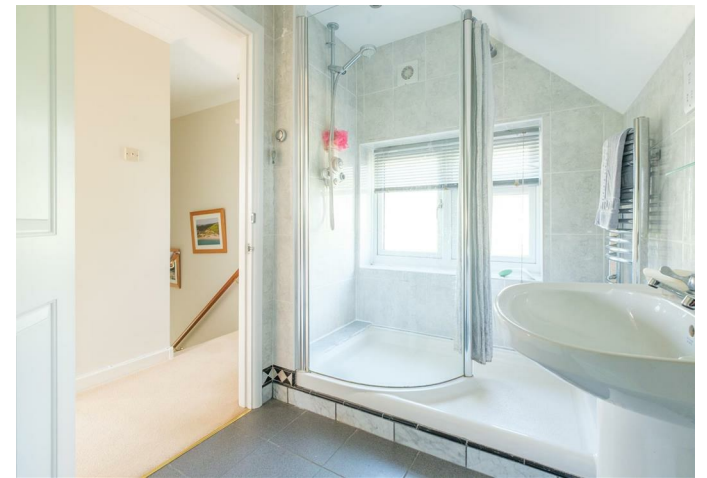


## DESCRIPTION

Chy an Mor comprises a detached seaside house with a fabulous south west aspect over the beach and sea beyond. The property is available on the open market for the first time in 38 years and benefits from full double glazing, lpg gas central heating and Solar PV (12 Panels) with Triple Power Battery (5.8kwh).

The accommodation briefly comprises - GROUND FLOOR - Reception Hall with stained glass feature - Sitting/Dining Room, a dual aspect room with gas fire and siding patio door to Sun Terrace - Kitchen with Cuisinemaster Range cooker - Conservatory/Dining Room (Everest) - Bedroom 1 (double) with Dressing Room and Modern Shower/WC with Aqualisa shower - FIRST FLOOR - 2 Double Bedrooms both with sea views - Shower Room/WC.







#### OUTSIDE

A private drive provides parking for 3/4 cars. Garage with electric door and Zappi EV Point (7kw). South west facing front garden with level lawn and decked/paved patio area with wind out awning/canopy. Colourful and well established shrub and flower beds. Rear Garden with lawn and productive kitchen garden with greenhouse, shed and three mature fruit trees (1 x cooking apple, 1 x eating apple and 1 x pear).

EPC RATING - TBC, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Ultrafast Full Fibre Broadband. Lpg gas central heating with bulk tank.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JF - the property will be found on the right hand side along Seaton Park Road.



# AWAITING FLOORPLAN

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These particulars should not be relied upon.