

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SEA FEVER, DOWNDERRY, TORPOINT, CORNWALL, PL11 3JA

PRICE GUIDE £625,000





FOR RENOVATION AND IMPROVEMENT - Commanding a stunning 180 degree panorama over the sparkling waters of Whitsand and Looe Bay, a detached and south facing beachside residence set within generous gardens and with private steps to the waterfront. About 1885 sq ft, Sitting Room, Dining Room, Sun Room, Kitchen, Laundry Room, 4 Bedrooms (1 Ensuite), Bathroom, Driveway Parking, Double Garage, Established Sea Facing Gardens. CASH BUYERS ONLY.

PRIVATE STEPS TO BEACH, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES



LOCATION

Sea Fever is situated in an elevated south facing position with direct access to Downderry and Seaton Beaches from the property. The property lies in an established residential area within the village comprising a mix of individual detached houses. 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.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, small village shop at Bewsheas Restaurant and doctors' surgery. In addition there is a very popular farm shop with cafe at Widegates catering for most day to day needs. 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. 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 Edgcombe Country Park, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

Sea Fever comprises a detached and south facing timber framed house in a prized beachside location with each of the principal rooms and the gardens commanding a stunning prospect over the azure waters of Whitsand and Looe Bay. The property is in need of renovation and improvement and interest is invited from CASH BUYERS ONLY. The sea views and the private steps providing direct access to the beach and waterfront are unique and highly appealing features of Sea Fever. The property boasts original architectural features with strong echoes of the quintessential beachside home. There is partial double glazing and oil fired central heating (not tested). The generous plot has a frontage of about 100' and a depth of about 100' with an additional pathway strip leading to the private steps of about 50' x 15'.

The accommodation extends to about 1885 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 26' Sitting Room - 18' Dining Room - 16' Sun Room - Kitchen - Laundry Room - 17' Principal Bedroom with Ensuite Bath/Shower Room - 2 Further Bedrooms - Bathroom and Cloakroom/WC - FIRST FLOOR - Further Bedroom with Attic Space off (see floorplan).

OUTSIDE

The property is approached over a private driveway (neighbour has right of way over first section). Ample parking leading to a double garage.

The generous gardens are well established with an extensive sea facing patio on the south side of the house and amazing sea and coastline views. There are various mature trees and shrubs together with areas of lawn presenting fabulous landscaping opportunities for the creative gardener.

A pathway leads to the private steps (two other residential properties have the right to use these steps) leading down to the beach and waterfront.

EPC RATING - F, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage. Ultrafast Full Fibre Broadband available.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - when approaching from Seaton the property will be found on the right hand side.

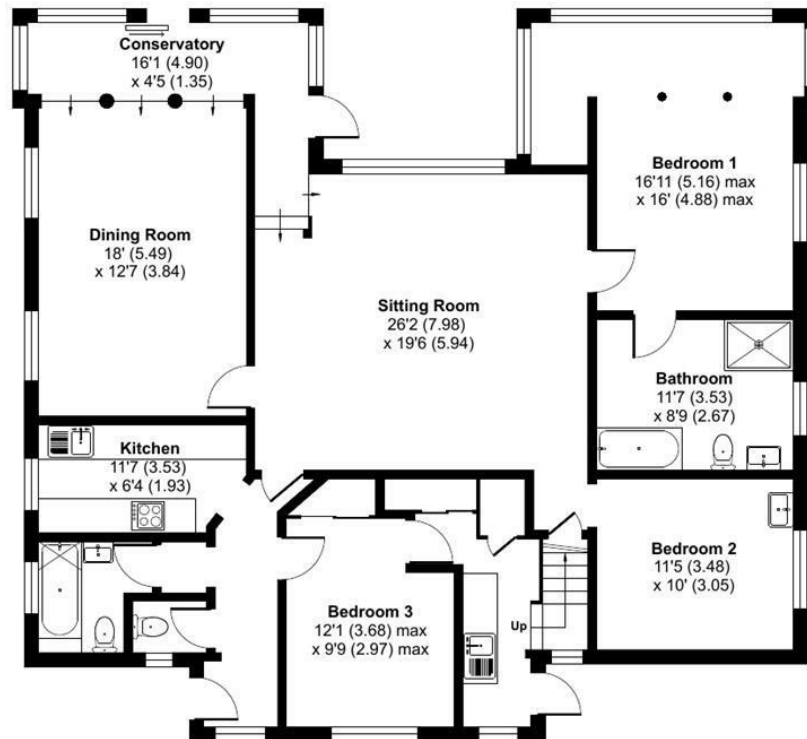


Sea Fever, Downderry, Torpoint, PL11

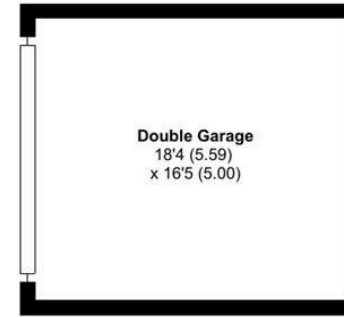
Approximate Area = 1885 sq ft / 175.1 sq m
Limited Use Area(s) = 604 sq ft / 56.1 sq m
Garage = 303 sq ft / 28.1 sq m
Total = 2792 sq ft / 259.3 sq m



For identification only - Not to scale

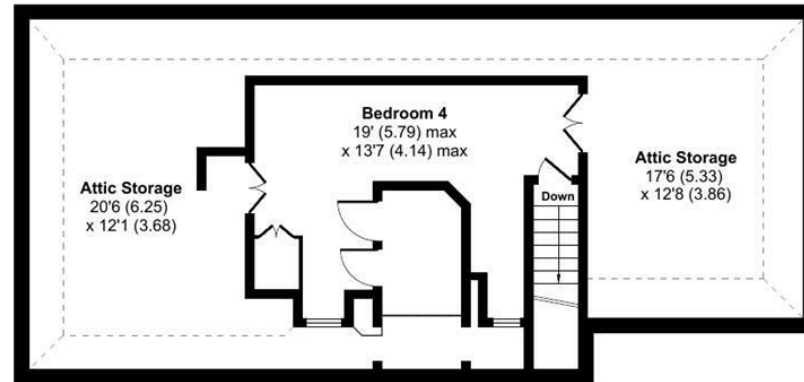


GROUND FLOOR



GARAGE

Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1140267

These particulars should not be relied upon.