

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ROSIA TOP ROAD, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LZ

PRICE GUIDE £550,000





THE BEACH LIFE - Commanding an extraordinary 180 degree prospect over Whitsand Bay and Looe Bay, a detached and south facing seaside house only 300 yards from Donderry Beach. About 1269 sq ft, 15' Sunroom, 20' Sitting Room, 13' Kitchen/Breakfast Room, Laundry and Wetroom, 3 Bedrooms, Bath/Shower Room, Solar PV, Brick Paved Drive, Large Garage/Workshop, Established Gardens with Sea Facing Terrace.

BEACH 300 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES



LOCATION

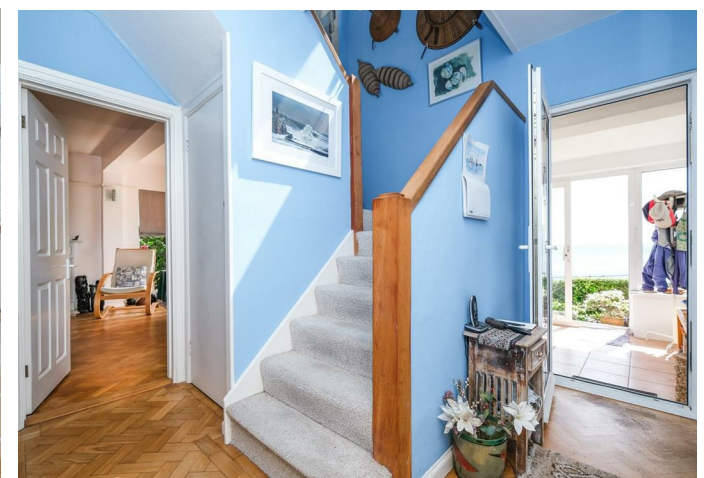
Rosia is conveniently located in the established and near beachside residential area of Top Road comprising a small number of individual detached houses, 300 yards from the beach and only 180 yards walk to the village centre. This is an elevated south facing position and the property enjoys views over Whitsand and Looe Bay as far as The Lizard on the horizon.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and 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 noted by the Sunday Times (during Summer 2018) in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, 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.







DESCRIPTION

Rosia comprises a south facing detached house in a most coveted and rarely available residential location with beautiful views from all of the principal rooms spanning Whitsand and Looe Bay with Dodman Point and The Lizard on the horizon in the west.

The property benefits from full double glazing, an electric central heating system and a 3.4kw solar pv system (producing an annual return of over £2,000 and with 13.5 years remaining for tax-free, index linked FIT payments – to be negotiated later with the buyer).

The accommodation extends to about 1269 sq ft over two floors and briefly comprises - GROUND FLOOR - 15' Triple Aspect Sunroom - Reception Hall - 20' Sitting/Dining Room with fireplace and LPG fire - 13' Kitchen/Breakfast Room - Laundry Room with WC and Wetroom Shower off - Bedroom 3/Study - FIRST FLOOR - 2 Double Bedrooms both with superb sea views - Family Bath/Shower Room.

OUTSIDE

Top Road is a private road (currently £120.00 per annum voluntary maintenance contribution, managed by Top Road (Downderry) Management Ltd and serving a number of individual houses.

The property is approached over a brick paved drive providing parking for 2/3 cars and leading to the large garage/workshop (232 sq ft) with electric door.

A flight of 29 steps leads up to a large brick paved and sea facing terrace providing the perfect spot for observing the fabulous views and for barbecues and al-fresco dining. The beautiful established gardens are very well stocked with a variety of mature trees and shrubs with lawn and natural areas. The whole garden has a south aspect with wonderful sea views.

EPC RATING - E, COUNCIL TAX BAND - D

DIRECTIONS

Using Sat Nav - Postcode PL11 3LZ. Entering Top Road from Broads Yard the property will be found on the left hand side.



Top Road, Downderry, Torpoint, PL11

Approximate Area = 1269 sq ft / 117.8 sq m

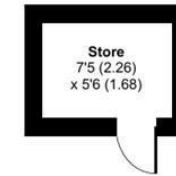
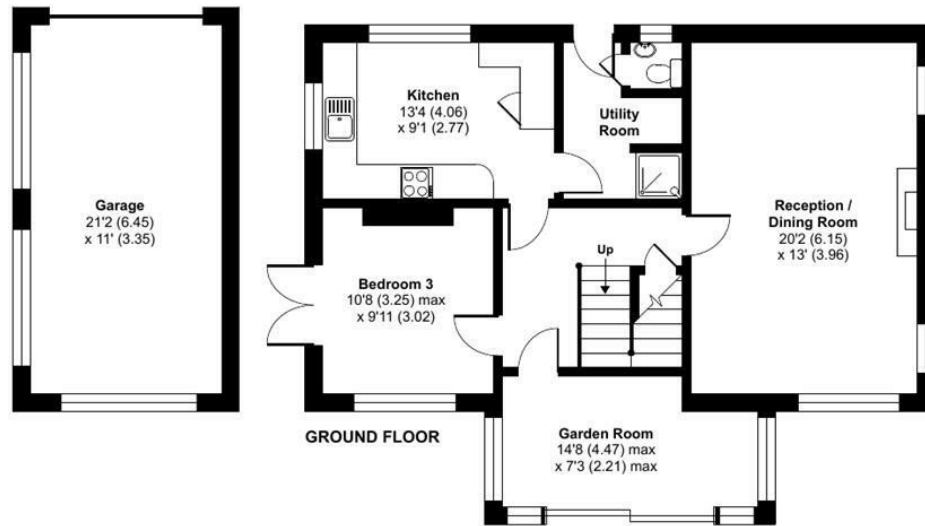
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Garage = 232 sq ft / 21.6 sq m

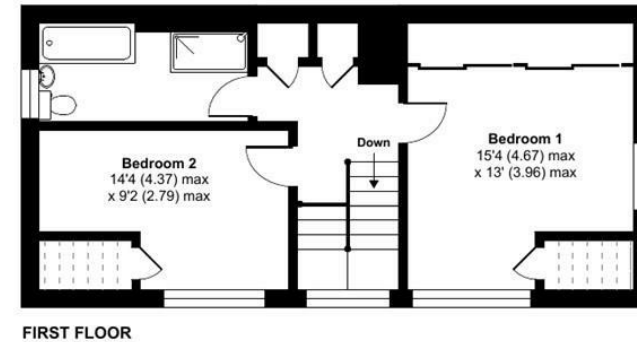
Store = 41 sq ft / 3.8 sq m

Total = 1580 sq ft / 146.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Scott Parry Associates. REF: 984500

These particulars should not be relied upon.