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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

HILLCREST LOOE HILL, SEATON, TORPOINT, PL11 3JQ

PRICE GUIDE £850,000





THE GLORIOUS CORNISH RIVIERA - In a prized position only 50 yards from Seaton Beach, a detached near beachside house presented to a stunning contemporary standard and commanding an outstanding 180 degree panorama spanning the beach, sea and protected landscape of the Seaton Country Park. About 2705 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast/Family Room, Gym/Study, Laundry, Studio/Bedroom 6, Playroom, 5 Double Bedrooms, 3 Bath/Shower Rooms, Large Garage/Workshop with potential, Parking, Gardens. Suit Multi-Generational Living.

SEATON BEACH 50 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, EXETER AIRPORT 64 MILES

#### LOCATION

Hillcrest is enviably situated in a prized, near beachside position only a short walk from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park 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, this iconic path can be accessed only 600 yards away. The Mount Edgcombe 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

Hillcrest comprises a fabulous beachside house with an awe inspiring outlook over the beach and sheltered coastal waters of Whitsand Bay. The property has been in our clients ownership for 14 years and has undergone a comprehensive refurbishment programme including extension, carefully designed to take advantage of the beautiful sea views and now provides a generously proportioned family home presented to a first class contemporary standard. These improvements include a side extension, loft conversion, full new roof, complete internal renovation to include full rewiring, fully replumbed, all external walls internally insulated and large format polished porcelain tiles throughout ground floor amongst other features. There is a Sky TV carbon fibre dish for which the channels are controllable in each room.

The house is believed to have been originally constructed around 1914 as one of three houses of similar architecture and is one of the most historically prominent properties appearing in many photographs and picture postcards from that era.

The property benefits from full double glazing and oil fired central heating (Worcester Bosch), further features include porcelain tiled flooring, Magnet kitchen with polished granite surfaces and modern bath/shower rooms.

The accommodation extends to about 2705 sq ft over three floors and briefly comprises - GROUND FLOOR - Reception Hall - 15' Gymnasium/Study with French doors to garden - 16' Sitting Room with multi-fuel burner and bay window with French doors to garden, this room is open plan to the 13' Dining Room providing excellent entertaining and family space - 19' Kitchen/Breakfast/Family Room with Pantry - Laundry Room - Shower Room/WC strategically positioned for rinsing off after a day on the beach - FIRST FLOOR - 21' Triple Aspect Studio/Bedroom with Sea Facing Balcony off - 3 Double Bedrooms - Luxurious Family Bath/Shower Room - SECOND FLOOR - Play Room - 2 Double Bedrooms - Shower Room/WC.

## OUTSIDE

The property benefits from a large garage/workshop of about 334 square foot. This building is conveniently located 250 yards from Hillcrest and has a pitched roof with a maximum height of 13'6" the building may be considered suitable for alternative uses including studio or craft space.

Immediately adjacent to the property is parking for one car. A path leads from here into the garden. The front garden has a super south east aspect with wonderful views across the beach and sea. To the rear there is a further enclosed garden, again with sea views, providing a secluded environment with the gardens laid out over various levels and comprising a mix of lawn and natural areas with some established trees and shrubs.

EPC RATING - D, COUNCIL TAX BAND - E  
SERVICES - Mains water, electricity and drainage. Ultrafast Broadband available. Mobile Coverage - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JQ



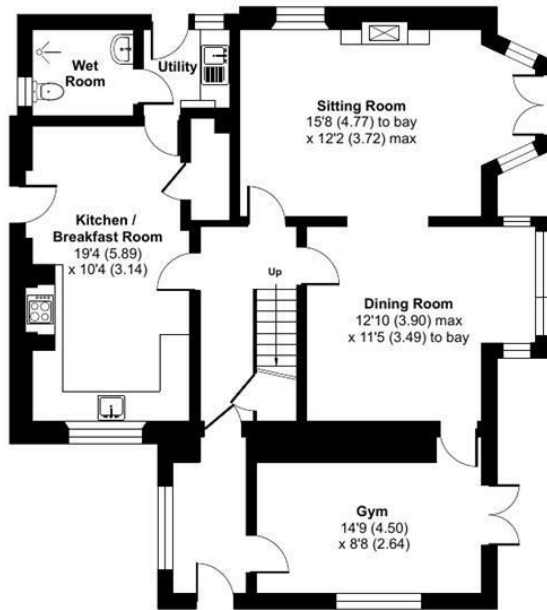
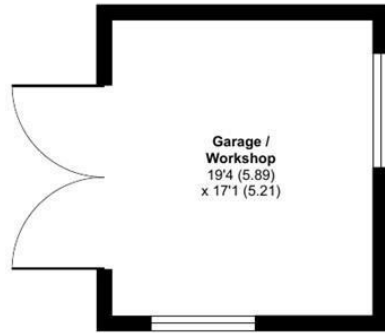




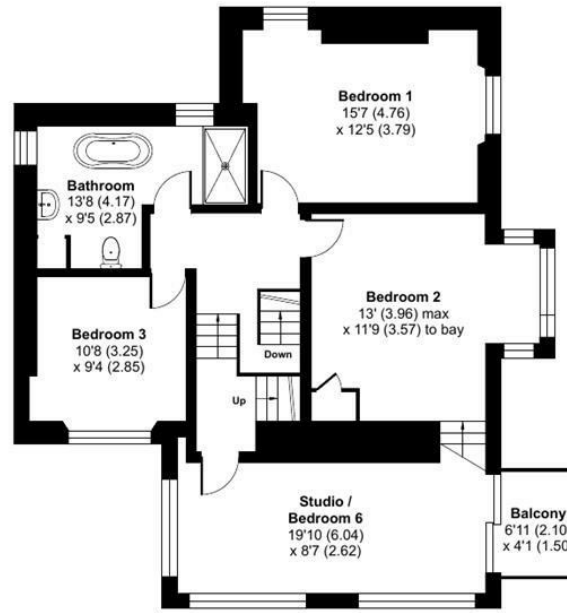
# Hill Crest, Looe Hill, Seaton, Torpoint, PL11

Approximate Area = 2705 sq ft / 251.3 sq m  
Garage / Workshop = 334 sq ft / 31 sq m  
Total = 3039 sq ft / 282.3 sq m

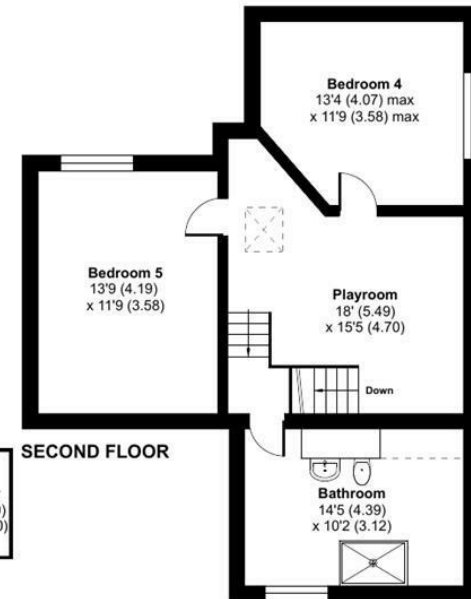
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GROUND FLOOR



FIRST FLOOR



SECOND 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: 1169121

These particulars should not be relied upon.