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TRENDAHURST 9 TRERIEVE ESTATE, DOWNDERRY, TORPOINT, PL11 3LY

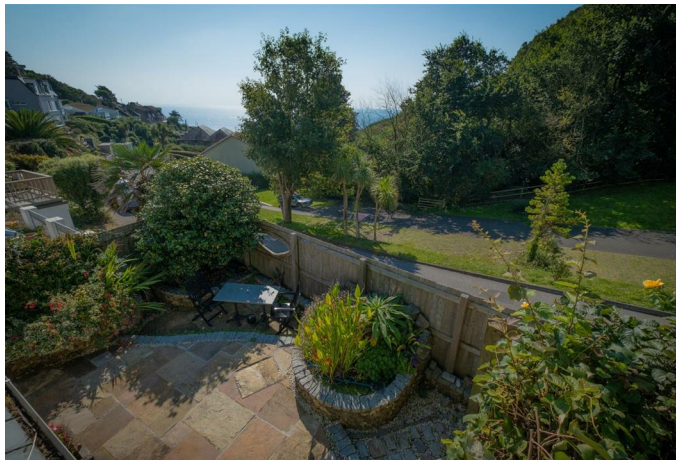
PRICE GUIDE £725,000





Commanding beautiful views over the azure blue waters of Looe Bay, the village environment and unspoilt countryside backcloth, an individually designed and detached south facing house offering versatile accommodation. About 1594 sq ft, Sitting Room, Kitchen/Dining Room, 4 Bedrooms (1 Ensuite), Shower Room/WC, Garage and Gardens. Potential Annexe.

BEACH 300 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, KINGSAND/CAWSAND 9 MILES, FOWEY 18 MILES, EXETER 60 MILES



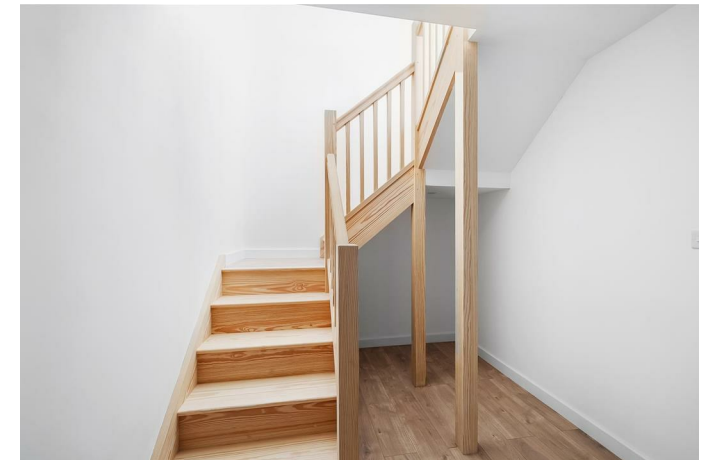
LOCATION

The property is situated in a south facing and prized near beachfront position within about 300 yards of Downderry Beach on a stretch of coastline often referred to as the Cornish Riviera and renowned for its mild maritime climate. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry together with the neighbouring beachside village of Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, doctors' surgery and the community are currently in the process of creating a community shop. 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, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

Trendhurst comprises an individual detached house, carefully built by our client to take advantage of the fine views over the village and sea beyond. The accommodation is of reversed layout but enjoys direct garden access at both ground and first floor levels with fabulous outdoor entertaining space. In addition there is the potential for the layout to be configured to allow two bedroom principal accommodation with a self contained one bedroom annexe on the ground floor depending upon individual family needs.

The property benefits from full double glazing and electric heating. The accommodation extends to about 1594 sq ft and briefly comprises - FIRST FLOOR - 20' Dual Aspect Sitting Room with patio door to Extensive Terrace and sea views - 16' Triple Aspect Kitchen/Dining Room again with sea views - Cloakroom/WC - Spacious Landing with staircase to GROUND FLOOR - Spacious Reception Hall with door to Integral Garage - 4 Double Bedrooms (1 Ensuite), 2 of the bedrooms have French doors to the garden - Shower Room/WC.

NOTE - there is the potential for a section of the ground floor to be configured as a 1 bed annexe, our client currently has a kitchen area set up and this can/will be removed depending individual purchasers requirements.

OUTSIDE

A short drive could provide parking for a small car and leads to the integral garage with electric roller door.



The property is privately situated within wonderful and intriguing gardens with an extensive sea facing terrace at first floor level with Summerhouse, barbeque and smoker. The lower garden is a low maintenance courtyard garden with well stocked beds providing a Mediterranean ambience.

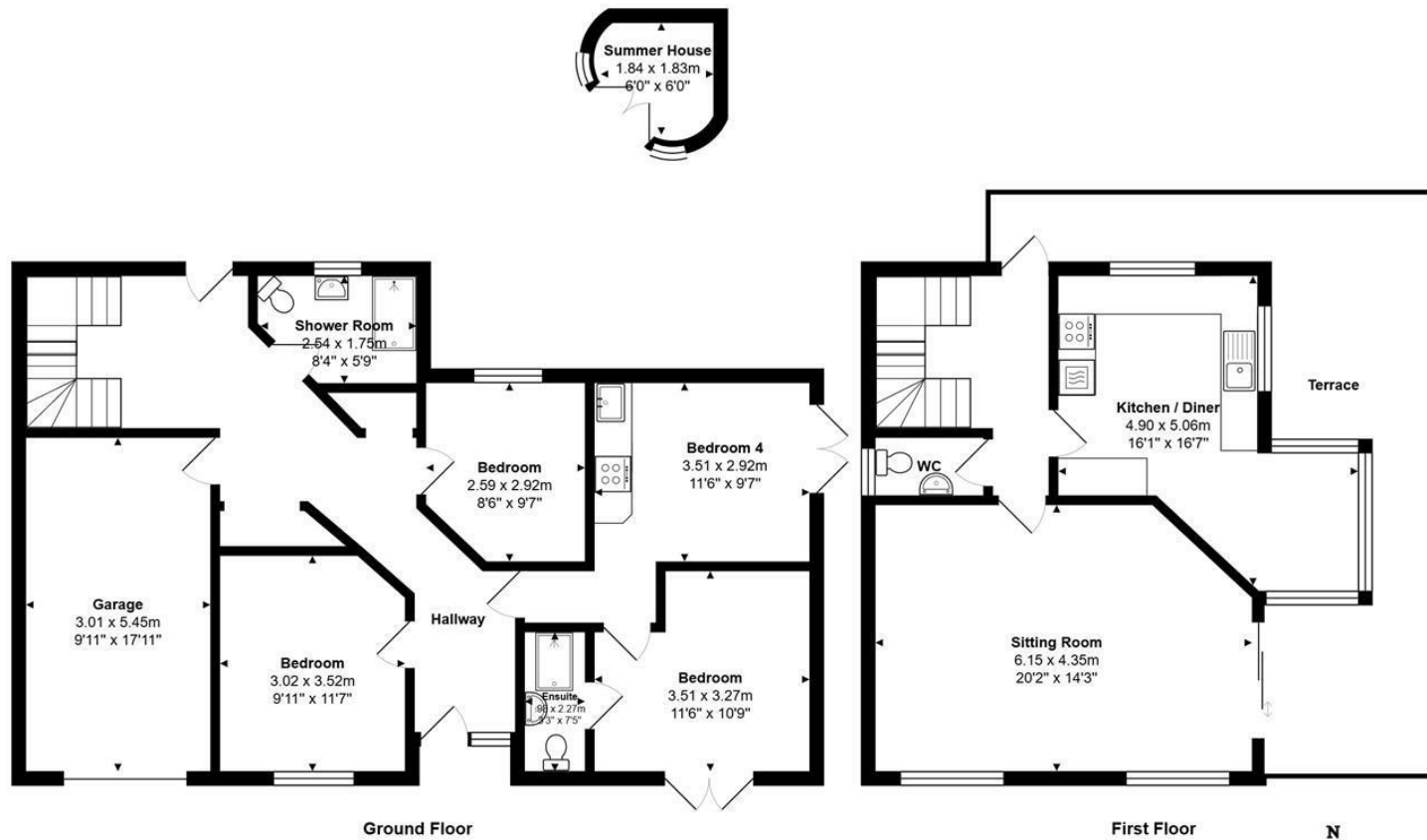
EPC RATING - TBC, COUNCIL TAX BAND - A

SERVICES - Mains water, electricity and drainage.

Broadband - Superfast available. Mobile Signal - indoor - likely, outdoor - likely.

DIRECTIONS

Using Sat Nav - Postcode PL11 3LY



Total Approximate Area - 148.1 m² ... 1594 ft² (excluding terrace)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.