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RIW GELVINEK (CURLEW RISE) 9 BAYDOWN, LOOE, CORNWALL, PL13 1NU

PRICE GUIDE £850,000





COMMANDING STUNNING SEA VIEWS OVER THE AZURE COASTAL WATERS OF WHITSAND BAY - An outstanding contemporary residence of spacious proportions in a prized residential setting where properties rarely become available, presented to a luxurious standard and privately situated within established gardens of about 0.25 acre. About 2818 sq ft, Reception Hall, 19' Sitting Room, Sun Room, 15' Dining Room, 15' Kitchen/Breakfast Room, Laundry Room, 4 Double Bedrooms (2 Ensuite), 30' Playroom/Bedroom 5, Driveway and Double Garage, Solar PV with Tesla Battery, EV Point.

BEACH 0.5 MILE, LOOE TOWN & HARBOURSIDE 0.75 MILE WALK, PLYMOUTH 21 MILES, FOWEY 14 MILES, NQY AIRPORT 35 MILES



LOCATION

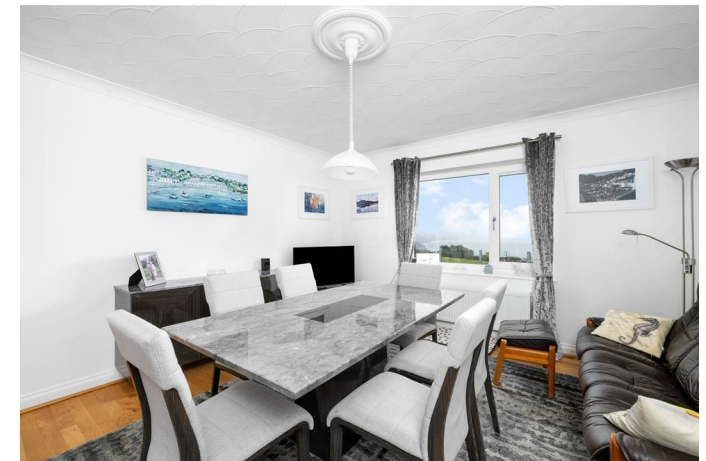
Riw Gelvinek (translated as Curlew Rise) is privately situated at the end of the small and exclusive cul-de-sac of Baydown comprising just 11 individual properties, this property occupies the finest position within a 0.25 acre plot providing a private and secluded environment, with an uninterrupted south east aspect over open fields and the coastline of Whitsand Bay with the iconic landmark of Rame Head and Bolt Head on the South Devon coastline all clearly visible.

With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle. The quiet Plaidy Beach (0.5 mile) has a slipway and provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance (About 0.75 mile). Nearby Millendreath beach is home to the popular Beach Bar. Parts of the neighbouring coastline are in the ownership of the National Trust.

Local amenities at the Barbican include a Spar shop with a post office, a primary school, secondary school (both rated "good" by Ofsted), a fish bar, a baker, a hairdresser, and an NHS dentist. The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. 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 and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

Rarely available, this attractive detached residence commands a fine south east aspect over unspoilt country, coast and sea. The chalet bungalow was constructed in 2000 and has been carefully improved and maintained during our clients ownership. The accommodation is laid out over two floors with the potential to create a fabulous master bedroom suite or further reception room at first floor level depending upon individual needs. The property is found to be presented to a first class contemporary standard with an extensive specification which includes full double glazing, mains gas central heating, 5kw solar pv system with Tesla Powerwall 2 battery, electric vehicle charging point, underfloor heating in bath/shower rooms, Karndeian flooring amongst many other features.

The accommodation extends to about 2818 sq ft and briefly comprises - **GROUND FLOOR** - Recessed Canopy Porch opening to Spacious Reception Hall - 19' Sitting Room which is open plan to the 14' Sun Room with picture window over country and sea and tilt and turn sliding patio door to terrace - 15' Dining Room - 15' Kitchen/Breakfast Room with Corian worksurface - Laundry Room with door to integral garage - Principal Bedroom with sea views and Ensuite Bath/Shower Room - 3 further Bedrooms, 2 double (1 with Ensuite) and 1 single - currently used as an office. - Wetroom Shower/WC - **FIRST FLOOR** - 30' long Playroom with potential to create a Luxury Bedroom Suite or perhaps use as a Play Room or Media/Games Room etc.

OUTSIDE

A private and level brick paved drive provides ample parking and leads to the double garage with electric door and electric vehicle charging point.

The well established gardens are exceptionally well stocked, comprising sweeping lawn with wildlife pond and interspersed with colourful flower, tree and shrub beds. A large paved terrace and a further composite decked terrace (with glass balustrading) both strategically positioned to enjoy al fresco dining/entertaining and to take full advantage of the fabulous views. There is a productive kitchen garden with fruit cage, raised planters, shed and greenhouse together with a maturing orchard with pear, cherry, appl and plum varieties.

EPC RATING - C, COUNCIL TAX BAND - G

DIRECTIONS

Using Sat Nav - Postcode PL13 1NU - the property will be found discreetly located at the end of the cul de sac on the right.





These particulars should not be relied upon.