

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

# LOOKOUT DOWNDERRY, TORPOINT, PL11 3JA

PRICE GUIDE £850,000







ONLY 450 YARDS FROM SEATON BEACH - A contemporary detached and south facing seaside house in an elevated location and commanding an awe inspiring 180 degree prospect over the shimmering azure waters of Whitsand Bay. About 1274 sq ft, 37' Open Plan Living Room/Kitchen, 3 Double Bedrooms (All Ensuite), Laundry Room, Store Room, Parking, Balconies and Garden. Suit Owner Occupation or Holiday Let, Planning Permission to extend by approximately 500 sq ft.

LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, KINGSAND/CAWSAND 9 MILES, NEWQUAY AIRPORT 39 MILES

#### LOCATION

Lookout is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches. A private lane serves just 6 (including Lookout) and makes this a private and peaceful position. 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.

The crystal clear waters of Whitsand and Looe Bay are renowned for bathing, surfing, kayaking and all manner of watersports.

Within the bay diving trips to HMS Scylla can be seen, the ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef. Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life. Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Downderry lies within an Area of Great Landscape Value.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church and doctors' surgery, the local community are currently involved in the process of creating a community shop. There is a very popular farm shop 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 Edgecumbe Country Park, historic country houses and many other places of interest lie within an easy drive.





## DESCRIPTION

Lookout comprises a detached south facing house, strategically positioned and carefully designed to take full advantage of the stunning sea views which span a wide panorama of Whitsand and Looe Bay with Dodman Point and indeed The Lizard visible on the west horizon.

The property has been used as a private second home and successful holiday let and is suited to ongoing use or indeed for full time owner occupation. The accommodation is comfortable with a fabulous vaulted living room/kitchen with glazing to the apex. In addition the property benefits from planning permission for an extension of about 500 sq ft which would provide further living and bedroom accommodation. Copies of the plans and planning permission are available upon request from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting application number PA22/04578.

Lookout benefits from oil fired underfloor central heating and full double glazing.

The accommodation extends to about 1274 sq ft and briefly comprises -  
GROUND FLOOR - Entrance Lobby with Cloakroom/WC off - 37' Open Plan Living Room/Kitchen with dual aspect, vaulted ceiling and wide folding doors opening to the Balcony - LOWER GROUND FLOOR - 20' Principal Bedroom with feature Ensuite Bath/Shower and folding doors to Lower Balcony - 2 Further Double Bedrooms both with Ensuite Shower/WC.

## OUTSIDE

The property is approached over a private lane (serving just 6 residential properties) and leading to a level parking platform for 1/2 cars. The planning permission allows for the parking platform to be extended.

There are two balconies on the south side of the house and further decked sun terrace. Terraced Garden with lawn and established tree and shrubs.

Below the parking platform there is a Laundry Room and Store providing space for storage of stand up paddleboards, kayaks and bicycles etc.

EPC RATING - D, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile coverage - indoor - limited, outdoor - likely.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - Please request a dropped pin for the precise location. The property is approached over a private driveway serving just 6 (including Crows Nest) - you are advised to approach from Downdery village centre in a westwards direction.







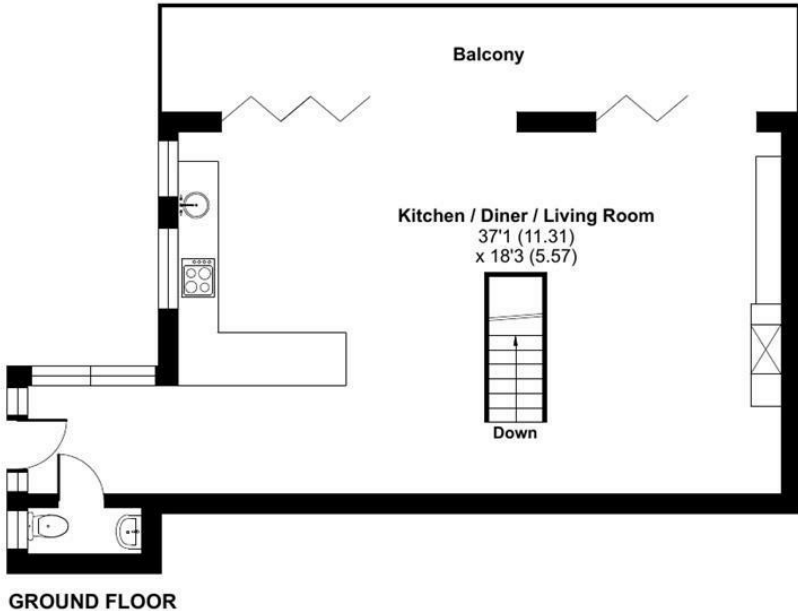
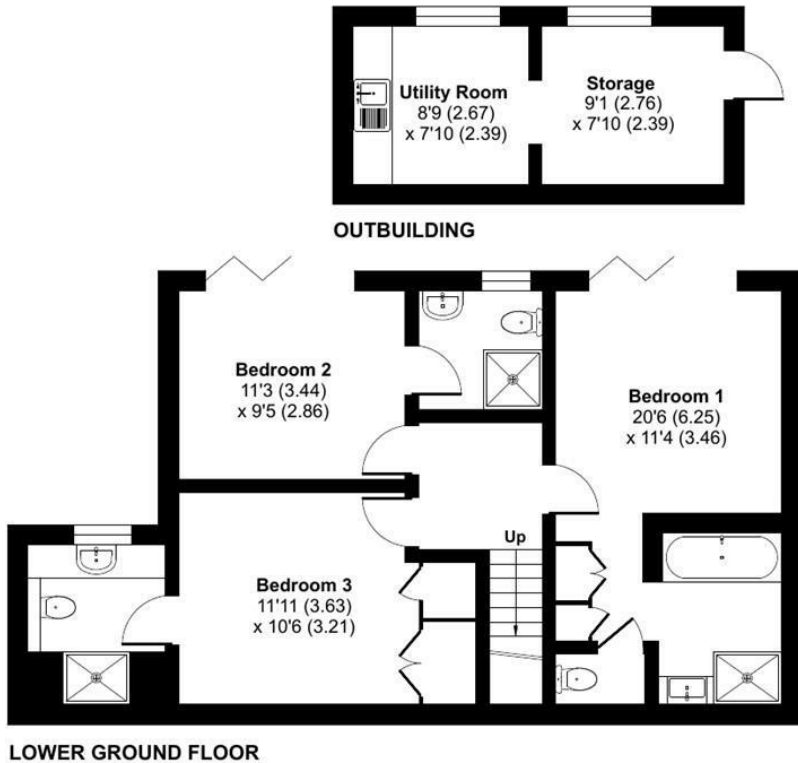







# Lookout, Downderry, Torpoint, PL11

Approximate Area = 1274 sq ft / 118.3 sq m  
Outbuilding = 145 sq ft / 13.4 sq m  
Total = 1419 sq ft / 131.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Scott Parry Associates. REF: 1187669

These particulars should not be relied upon.