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TAMARIND MAIN ROAD, DOWNDERRY, TORPOINT, PL11 3LW

PRICE GUIDE £625,000





A detached seaside house only 150 yards walk from Downderry Beach with studio and south facing gardens. About 1392 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloaks/WC, 4 Double Bedrooms (1 Ensuite), Family Shower Room/WC, Long Drive, Large Garage, Studio, Enclosed Garden, Sea Views.

BEACH 150 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY AIRPORT 39 MILES



## LOCATION

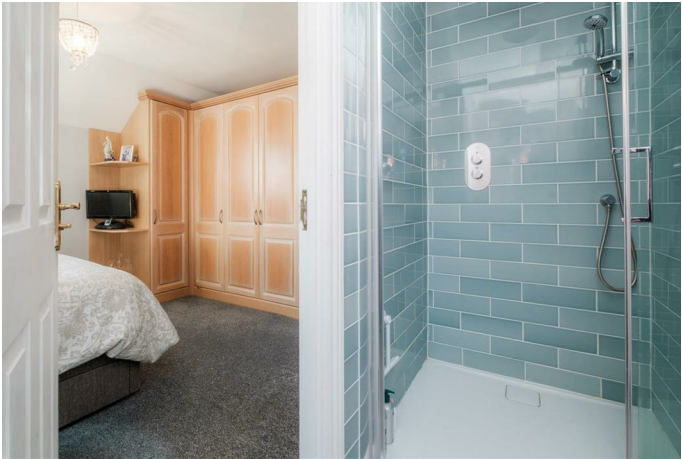
The property is situated in a south facing position only a short walk from Downderry Beach. Tamarind lies in an established residential area within the village environment and a relatively level walk to the village amenities. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

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 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

Available on the open market for the first time in 21 years, Tamarind represents a rare opportunity to purchase a spacious and versatile family house with a south aspect and sea views. This fabulous home is only 1 minute walk from the beach and suited to full time owner occupation or indeed as a second home/holiday let capitalising on the proximity to the beach.

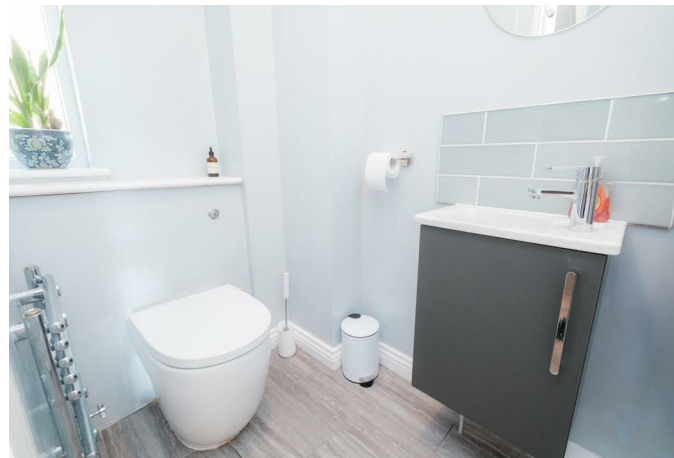
The property benefits from oil fired central heating and full double glazing.

The accommodation extends to about 1392 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Reception Hall - 20' Sitting Room - 10' Dining Room - 14' Kitchen/Breakfast Room - Cloakroom/WC - Utility Room - FIRST FLOOR - 13' Principal Bedroom with Ensuite Shower Room/WC - 3 Further Double Bedrooms - Family Shower Room/WC.

## OUTSIDE

A brick paved driveway provides ample parking with space for motorhome or boat/dinghy and leading to the large garage/workshop (190 sq ft), to the rear there is a studio of about 120 sq ft.

The rear garden is enclosed and south facing with large paved terrace, level lawn and colourful shrub and flower beds, there is also a productive and compact fruit and vegetable plot..



EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3LW - the property will be found on the right hand side when approaching from the village centre.

# Tamarind

Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft  
 Garage / Outbuilding = 30.4 sq m / 327 sq ft  
 Total = 159.7 sq m / 1719 sq ft

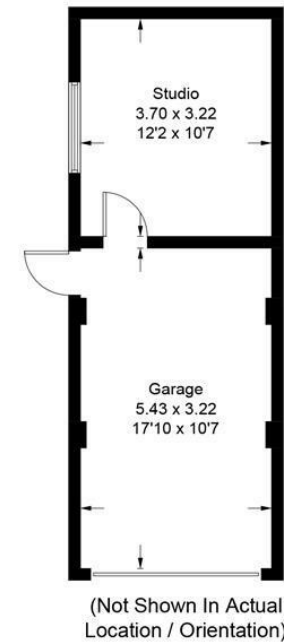
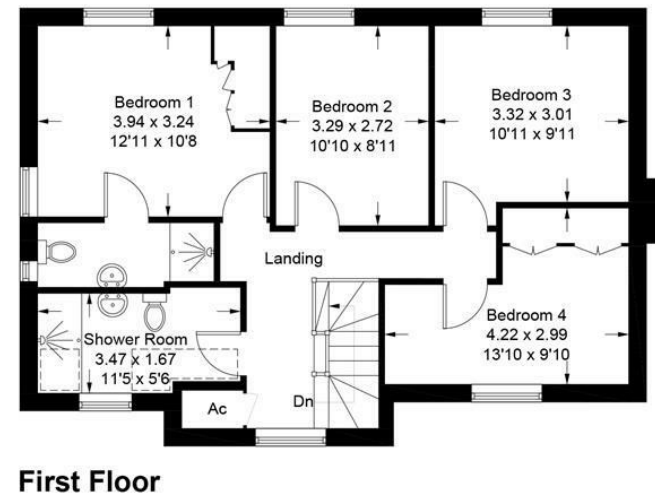
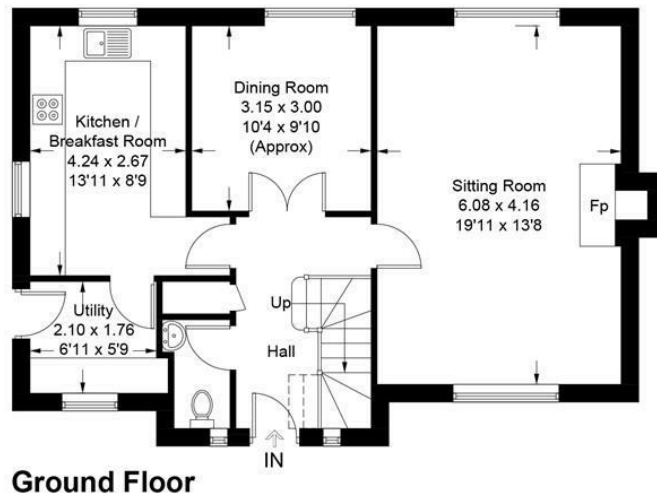


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These particulars should not be relied upon.