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SANDPIPERS WEST CAMPS BAY, DOWNDERRY, TORPOINT, PL11 3LG

PRICE GUIDE £1,395,000







THE GLORIOUS CORNISH RIVIERA - RARELY AVAILABLE BEACHSIDE BUNGALOW WITH BEACH ACCESS - Presented to a contemporary standard and currently used as a successful holiday let and available as a "turn key" proposition. About 2319 sq ft, Stunning Open Plan and Sea Facing Living Room/Kitchen with 41' South Facing and Decked Sun Terrace off, Cloakroom/WC, 3 Double Bedrooms (2 Ensuite), Shower Room/WC, Large Garage and Store, 364 sq ft Games Room/Bedroom 4, Lawn, Further Beachside Terrace, Driveway Parking.

ON THE BEACH, LOOE 6 MILES, PLYMOUTH 12 MILES, FOWEY 17 MILES, EXETER 60 MILES



## LOCATION

With direct access to Downderry Beach, Sandpipers is situated in a small cul-de-sac (of just eight individual houses and bungalows) with wide beach frontage and fabulous sea and coastline views. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera and within a short and relatively level walk to the village centre and amenities.

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, 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

Sandpipers comprises a detached bungalow in a prized beachside setting, the property has undergone improvements to a contemporary standard and is currently used as a high-end holiday let. Our client will consider selling the property fully furnished and equipped as a "turn key" proposition, subject to negotiation and excluding any personal items.

The accommodation is comfortable with the added benefit of a games room which presents opportunities for use as a studio or work from home space, it may also be considered suitable for use as a fourth bedroom. In addition the improvements included reconfiguration of the living space to create an amazing open plan room with a wide expanse of glass on the south side to take full advantage of the fabulous sea views with three sets of wide patio doors enabling direct access on to the 41' wide decked sun terrace.

The property extends to about 2319 sq ft and briefly comprises -  
GROUND FLOOR - 41' Open Plan Living Room/Kitchen -  
Cloakroom/WC - 3 Double Bedrooms (2 with beautifully fitted  
Ensuite Shower Rooms) - Further Shower Room/WC - LOWER  
GROUND FLOOR - Superb 364 sq ft Games Room with Store off and  
door to garden.

#### OUTSIDE

A private driveway provides ample parking and leads to the large garage/workshop with store room off.

The gardens are predominantly on the south side of the property, all south facing and comprising a large decked terrace immediately adjacent to the property approached from the living space through three sets of wide sliding patio doors providing fabulous entertaining space dominated by the awe inspiring sea views. Level lawn and further large decked beachside terrace.

EPC RATING - E, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and drainage. Electric underfloor heating and electric boiler serving hot water and heating in the open plan living room/kitchen (porcelain flooring). Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited, Outdoor - Likely.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3LG



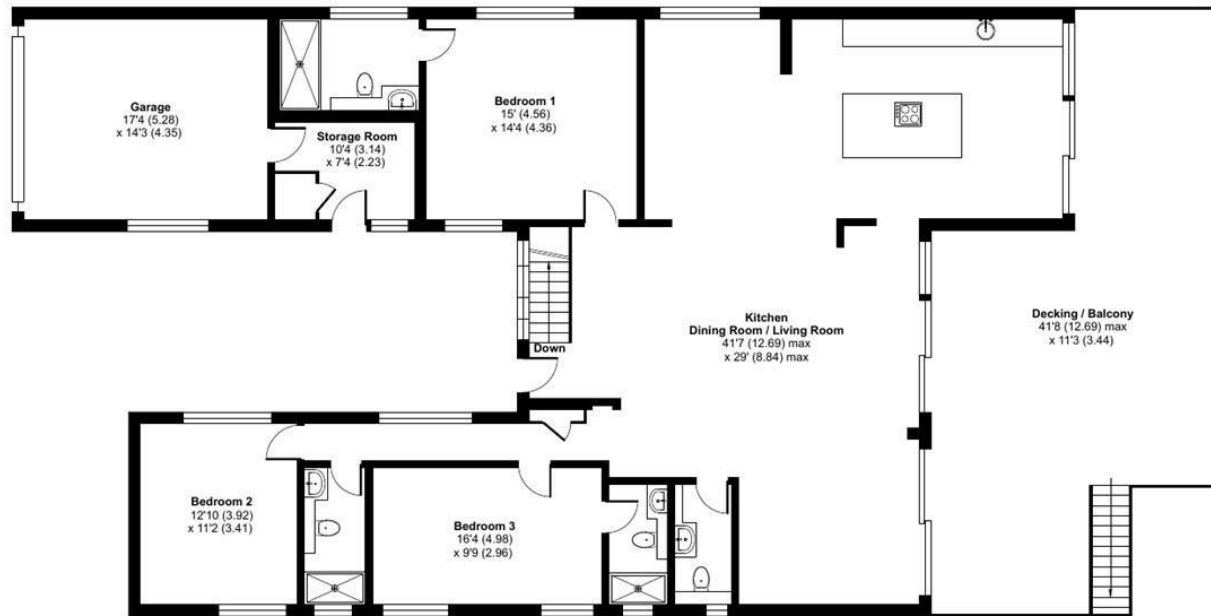
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Approximate Area = 2319 sq ft / 215.4 sq m

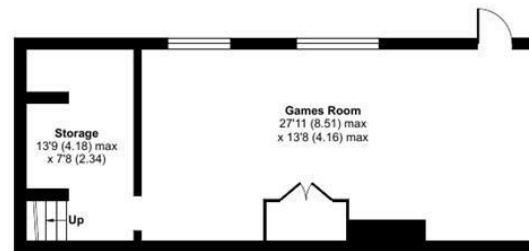
Garage = 320 sq ft / 29.7 sq m

Total = 2639 sq ft / 245.1 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Scott Parry Associates. REF: 1219408

These particulars should not be relied upon.