

SCOTT  
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

1 KEVERAL MILL COTTAGES HESSENFORD, TORPOINT, PL11 3HW

PRICE GUIDE £495,000







Only 0.85 mile walk from Seaton Beach, an immensely pretty semi-detached and south facing cottage with extensive gardens and 4 static caravans. About 1221 sq ft, Kitchen/Breakfast Room, Sitting/Dining Room, Garden Room, 3 Double Bedrooms (1 Ensuite), Bath/Shower Room, Ample Parking, Workshops, 4 x Static Caravans, Established Gardens, Natural Areas, Direct Access to Seaton Valley Countryside Park, About 0.5 Acre.

SEATON BEACH 0.85 MILE WALK, PLYMOUTH 15 MILES, FOWEY 17 MILES, KINGSAND/CAWSAND 10 MILES

#### LOCATION

1 Keveral Mill Cottages is enviably situated only a short walk (0.85 mile walk or 0.65 mile drive) from Seaton Beach via beautiful riverside pathways of Seaton Countryside Park which is directly accessible from the property providing traffic free access to the beach and a wide network of footpaths and bridleways. This fantastic stretch coastline is often referred to as the Cornish Riviera.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. There is a farmshop at Widegates providing for most day to day needs. In recent years Downderry appeared in the Sunday Times top ten "Best Places to Live by the sea", the village also has a slipway with the ability to keep and launch dinghies by permit.

There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.





## DESCRIPTION

1 Keveral Mill Cottage comprises a semi-detached south facing cottage, beautifully presented with the perfect balance of traditional and contemporary features. The property benefits from full double glazing and oil fired central heating via an externally positioned Worcester Bosch boiler. The property offers spacious accommodation and further benefits from generous outside space presenting opportunities for smallholding or for the creative gardener, in addition there are four static caravans which are currently not used but may have potential subject to any consents that may be required.

The accommodation extends to about 1221 sq ft and briefly comprises - GROUND FLOOR - 16' Kitchen/Breakfast Room - 25' Sitting/Dining Room with Woodwarm wood burner - 12' Garden Room - Laundry/Cloakroom/WC - FIRST FLOOR - 3 Double Bedrooms (1 Ensuite) - Family Bath/Shower Room.

## OUTSIDE

A brick paved drive (in neighbours ownership but with right of way over in favour of No 1) leads to an ample private parking area for many cars, this space is level and there is plenty of space for motorhome and boat etc.

The front garden has a paved patio and gravelled areas with established flower and shrub beds and fabulous views of the valley. There is a workshop/tool store as demonstrated on the floorplan.

The level "paddock" has potential for a variety of uses with further cultivation/landscaping with fringed by natural and wooded areas providing a wonderful environment full of nature. Shed. A path from here allows private and direct access to the Seaton Valley Countryside Park.

There are four static caravans which are currently unused but may have potential subject to any consents that may be required.



EPC RATING - E, COUNCIL TAX BAND - B

SERVICES - Mains water and electricity. Private drainage shared with two other users. Superfast Fibre Broadband available.

## DIRECTIONS

Using Sat Nav - Postcode PL11 3HW











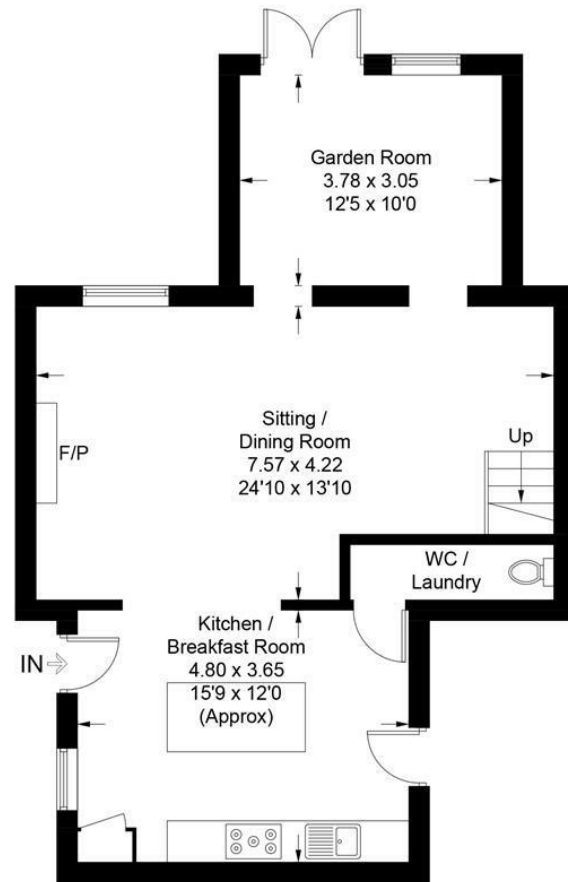


# 1 Keveral Mill Cottage

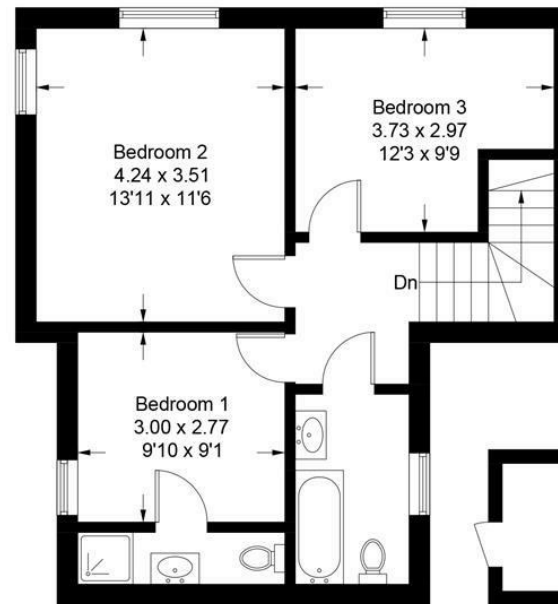
Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft

Outbuilding = 12.5 sq m / 134 sq ft

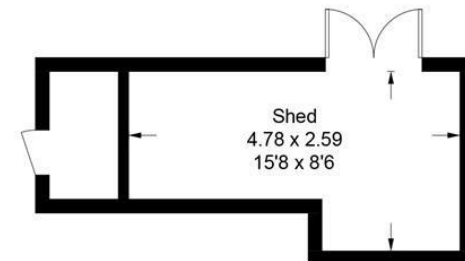
Total = 125.9 sq m / 1355 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100538)

These particulars should not be relied upon.