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

OFFERS IN THE REGION OF £575,000





130 YARDS FROM DOWNDERRY BEACH - A detached seaside house in a prized coastal village setting, south facing and with fabulous views over Whitsand and Looe Bay. About 1426 sq ft, 22' Sitting/Dining Room, Kitchen/Breakfast Room, Cloaks/WC, Laundry Room, 4 Double Bedrooms (1 Ensuite), Balcony, EV Point, Ample Parking, Garage and Garden Store, Planning Permission in place for Remodelling and Extending.

BEACH 130 YARDS, LOOE 6 MILES, PLYMOUTH 12 MILES, FOWEY 17 MILES, EXETER 60 MILES



LOCATION

With easy pedestrian access to Downderry Beach via a short footpath from the estate, Mordros 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, restaurant, beachside public house, church, beach café 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. There is a very popular farm shop at Widegates with cafe and catering for most day to day needs.

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

Mordros comprises a detached house in an established and well respected residential setting only 130 yards from the beach. The property has a fine south aspect with views across the sheltered coastal waters of Whitsand and Looe Bay. A unique feature is the level access to both the ground and first floor levels making this a highly convenient home with ample parking both at the front and rear. The property benefits from oil fired central heating, full double glazing and has an EV point.

Our client has gained planning permission to improve, extend and remodel the house principally to reverse the accommodation allowing for an superb open plan living space/kitchen with balcony off to capitalise on the views. Copies of the plans and planning permission are available by email upon request from Scott Parry Associates or by visiting the Cornwall Council Online Planning Portal and quoting application number - PA23/07892.

The accommodation extends to about 1426 sq ft and briefly comprises - GROUND FLOOR - Canopy Porch - Reception Hall - 22' Dual Aspect Sitting/Dining Room with wide sliding patio door to garden, wood block floor and wood burner - 11' Kitchen/Breakfast Room with folding doors to patio/garden and Pantry off - Cloakroom/WC - FIRST FLOOR - 15' Principal Bedroom with sliding patio door to Balcony (taking full advantage of the expansive views) and Ensuite Shower/WC, there is also a Laundry Room off with external access to the rear parking area - 3 Further Double Bedrooms each with sea views and one with Juliet Balcony - Family Bathroom.

OUTSIDE

From West Camps Bay a long private drive provides ample parking leading to open carport area and garage. To the rear and approached from the village road there is a further brick paved parking area for three cars and with EV point.

The gardens have a south aspect, laid to lawn with established shrub and flower beds and including a mature palm tree providing a Mediterranean vibe. There is an extensive paved patio with canopy gazebo which provides shelter from inclement weather and shade in the sunshine. There is also a higher terrace which enables expansive sea views.

EPC RATING - E, 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 3LG



West Camps Bay, Downderry, Torpoint, PL11

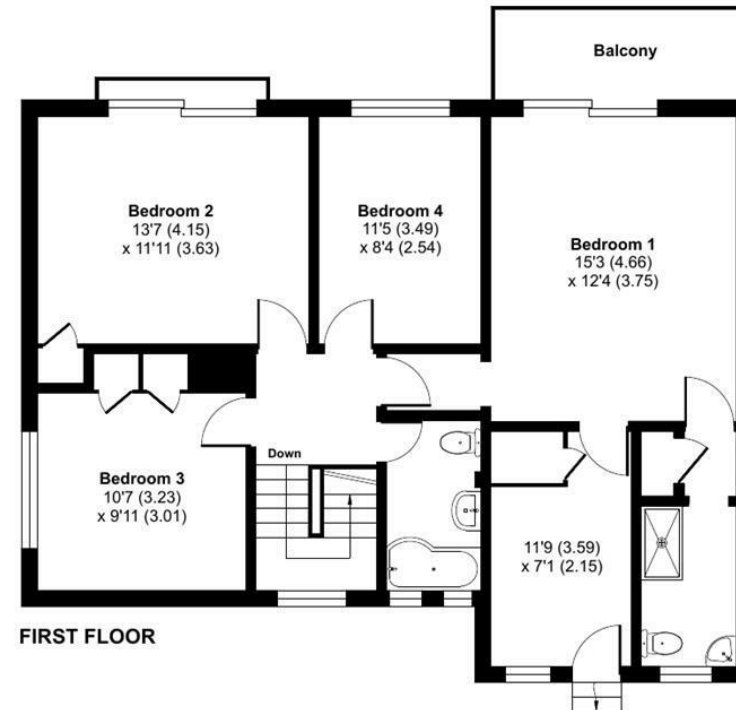
Approximate Area = 1426 sq ft / 132.4 sq m (excludes carport)

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1648 sq ft / 152.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1285688

These particulars should not be relied upon.