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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

MIPPITYS CREEK, 4 TRERIEVE ESTATE, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LY

OFFERS IN EXCESS OF £725,000





Stunning contemporary seaside house with fabulous views over the sheltered waters of Whitsand Bay and only 280 yards from the beach. About 1726 sq ft, Super Triple Aspect Open Plan Living Room/Kitchen, Sitting Room, Study/Bed 5, Luxurious Principal Bedroom with Ensuite Shower/WC, 3 Further Bedrooms (1 Ensuite), Cloakroom/WC, Family Bath/Shower Room, Terraced Gardens, Workshop/Kayak Store (78 sq ft), On Road Parking, EV Charging Point.

BEACH 280 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, KINGSAND/CAWSAND 9 MILES, FOWEY 18 MILES, EXETER 60 MILES



LOCATION

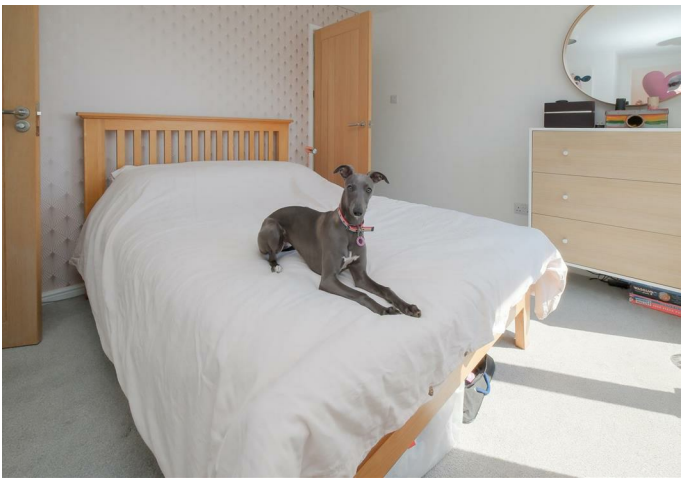
Mippitys Creek is situated in a south facing and prized near beachfront position within about 280 yards of Downderry Beach on a stretch of coastline often referred to as the Cornish Riviera and renowned for its mild maritime climate. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry together with the neighbouring beachside village of Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, doctors' surgery and the community are currently in the process of creating a community shop. 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, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

Mippitys Creek comprises a cool contemporary home which has been carefully improved and extended during our clients ownership. The accommodation is laid out over three floors and care has been taken to create an easy family living environment centred around the triple aspect living room/kitchen which enjoys direct access in to the rear garden. The principal rooms each enjoy wonderful sea views.

The accommodation extends to about 1726 sq ft and briefly comprises - GARDEN FLOOR - Porch - Triple Aspect Open Plan 23' Living Room/Kitchen with wood burner and super sea views - 15' Sitting Room - Cloakroom/WC - FIRST FLOOR - Luxurious 14' Principal Bedroom with Juliet Balcony and Ensuite Shower Room/WC - 2 Further Bedrooms - Sumptuous Family Bathroom with claw and ball foot bath and seperate shower - GROUND FLOOR - 15' Guest Bedroom with Ensuite Shower/WC - 14' Study/Bedroom 5.

OUTSIDE

Ample on road parking immediately at the front of the property. A flight of steps rise from the highway to the front door. There is a very useful outbuilding at road level, it measures 15'9" x 5' and has a roller shutter door and EV charging point, perfect for use as a workshop or store for kayaks and other water sports paraphernalia.

Paved patio to the front. The enclosed rear garden is a fabulous feature, terraced and with two decked patios providing excellent family and entertaining space. There are lawns and planters with natural stone walling and colourful flower and shrub beds. The gardens have fabulous views over the village and sparkling blue waters of Whitsand Bay.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

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

DIRECTIONS

Using Sat Nav - Postcode PL11 3LY - the property will be found on the right hand side.



Trerieve Estate, Donderry, Torpoint, PL11

Approximate Area = 1726 sq ft / 160.3 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1847 sq ft / 171.4 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). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1289953

These particulars should not be relied upon.