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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PENROSE DOWNDERRY, TORPOINT, PL11 3JA

PRICE GUIDE £615,000





Only 275 yards from Seaton Beach - A detached south facing bungalow in a prized, near frontline position and commanding a stunning 180 degree prospect over the beautiful coastal waters of Whitsand and Looe Bay. About 1064 sq ft, 21' Sitting/Dining Room, 18' Kitchen/Breakfast Room, 3 Bedrooms, Family Bathroom, Loft with Potential, Private Parking Bay for 2 Cars, Decked Terrace, Patio and Garden all with fabulous views, Solar PV (Original Tariff). Currently a very successful holiday let and available equipped and furnished as a "Turn Key Proposition".

BEACH 275 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES



LOCATION

Penrose is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches.

The property lies in an established residential area within the village comprising a mix of individual detached properties each of unique architecture. 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 and doctors' surgery.

The local community are currently involved in the process of creating a community shop. There is also a very popular farm shop at Widegates catering for most day to day needs. 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

Penrose comprises a detached seaside residence which is presented in the contemporary style to reflect the maritime setting. The property has a fabulous south aspect with extraordinary sea views and commands a wide panorama.

The property is suited to use as a primary residence or indeed as a second home/holiday let. Penrose is currently used as a very successful holiday let through Airbnb and is classified as a "guest favourite" with a very high rating of 4.96. Our clients will consider selling the property furnished and equipped to enable its ongoing use as a "turn key" proposition (excluding personal items) subject to negotiation.

The property has double glazing and electric boiler central heating, in addition there is a 12 panel Solar PV system on the original tariff and exterior insulation proving an Energy Performance Certificate rating of B.

The accommodation extends to about 1064 sq ft and briefly comprises - 19' Kitchen/Dining Room - 21' Dual Aspect Sitting Room with wood burner and sliding patio door to sun terrace - 19' Principal Bedroom with sea views - 2 Further Double Bedrooms - Spacious Shower Room/WC.

There is also a spacious loft space (limited headroom) approached via a bridge from the rear garden and perhaps with potential to create further occasional use accommodation - subject to any consents that may be required.

OUTSIDE

The property is approached over a private parking bay providing convenient off road parking for two cars.

A short flight of steps leads up the patio and decked sun terrace of about 200 sq ft and providing a fine vantage point from which to enjoy the outstanding views.

To the rear there is a terraced garden comprising a large paved terrace, south facing and with beautiful sea views. A bridge from the patio leads into the loft storage room.

EPC RATING - B,

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - limited, Outdoor - likely. Council Tax - was Band C - currently business rated as holiday let.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - approaching from Seaton rise up into Donderry and Penrose will be found in a short distance on the left hand side.



Penrose

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft

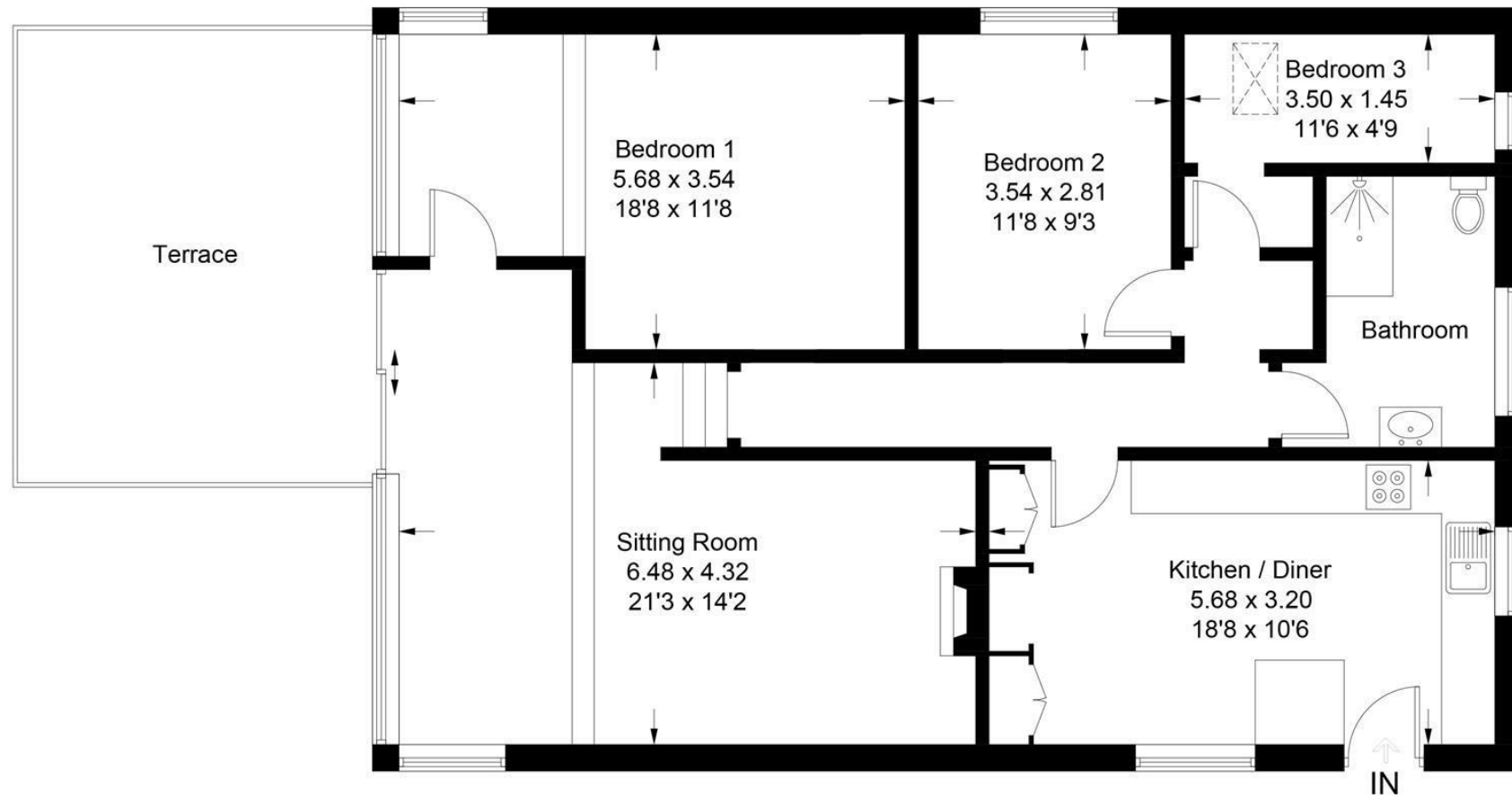


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143133)

These particulars should not be relied upon.