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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

SEAWINDS TOP ROAD, DOWNDERRY, TORPOINT, PL11 3LZ

PRICE GUIDE £625,000





SOLD - Scott Parry Associates are pleased to report another successful sale - Beautifully presented and south facing seaside house with colourful gardens and extraordinary sea views across the sparkling coastal waters of Whitsand and Looe Bay. About 1500 sq ft, Open Plan Living Room/Kitchen with Balcony off, Study/Bed 4, Laundry, Garden Room/Second Sitting Room, Sun Room, 3 Bedrooms (1 Ensuite), Family Bathroom, Parking, Garage, Established Gardens, Solar PV.

BEACH 285 YARDS, LOOE 6 MILES, PLYMOUTH 17 MILES, FOWEY 28 MILES, KINGSAND/CAWSAND 10 MILES, NEWQUAY 41 MILES, EXETER 60 MILES

LOCATION

Seawinds is conveniently located in the established and near beachside residential area of Top Road, this is a highly prized residential area comprising a small number of individual detached houses, 285 yards from the beach and only 250 yards walk to the village centre. This is an elevated south facing position and the property enjoys views over Whitsand and Looe Bay as far as The Lizard on the western horizon.

Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Donderry lies within an Area of Great Landscape Value. The artificial reef formed by the sinking of HMS Scylla is renowned for diving and provides a home to a community of marine life.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café and doctors' surgery. There is a well stocked farm shop with popular café at Widegates (4 miles) 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.

Golf is available at Portwrinkle, 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.



DESCRIPTION

Seawinds comprises a detached south facing house in a prized residential setting, the property has been carefully improved during our clients ownership and offers thoughtfully laid out family accommodation over three floors. The improvements incorporate energy efficient features including 10 solar panels on the feed in tariff, efficient air source heat pump, underfloor heating on the ground and lower ground floor providing an excellent energy performance rating of B.

The accommodation is laid out over three floors with convenient external access at both ground and lower ground floor levels with each of the principal rooms commanding awe inspiring sea views. The property extends to about 1500 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - Stunning Open Plan Living Room/Kitchen with wide patio doors leading to the 19' Sea Facing Balcony - Study/Bed 4 - Cloakroom/WC - LOWER GROUND FLOOR - 20' Garden Room - Laundry Room - Seperate WC - 18' Sun Room with French doors to extensive Sea Facing Patio - FIRST FLOOR - Principal Bedroom with Ensuite Bathroom - 2 Further Bedrooms - Family Bathroom.

OUTSIDE

Top Road is a private road (currently £120.00 per annum voluntary maintenance contribution, managed by Top Road (Downerry) Management Ltd and serving a number of individual houses.

A private drive provides parking for two cars and leads to the garage.

The established gardens are a particular feature of the property. South facing and dominated by the far reaching sea views to the horizon. The gardens are very well stocked and bursting with colour, terraced and relatively straightforward to maintain they provide a haven for the gardener and wildlife. There is an extensive paved patio immediately adjacent to the house and a balcony both perfectly positioned to take advantage of the views.

EPC RATING - B, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL11 3LZ







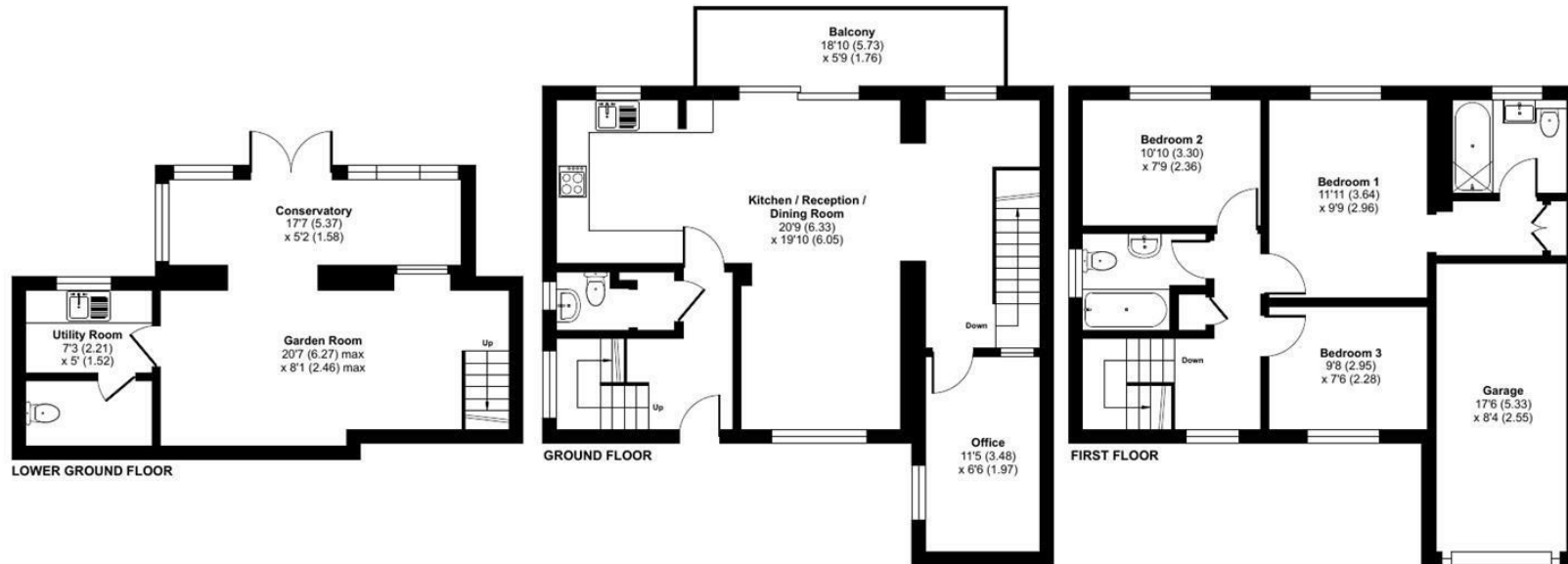
Top Road, Downderry, Torpoint, PL11

Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1636 sq ft / 151.9 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). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1288994

These particulars should not be relied upon.