



5 BEDROOM DETACHED HOUSE FOR SALE IN TORPOINT

Guide Price £700,000



REF: 4198367

PROPERTY FEATURES

- Access to River & Mooring via Steps in Garden
- Vendor Currently has Mooring
- Viewing Encouraged with Flexible Appointment Times Available
- Ensuites, Wine Cellar, Sauna, Library and Large Jacuzzi Bath
- Double Garage and Secure Parking
- Fantastic Water Views Throughout
- Games Room / 5th Bedroom
- Triple Glazing fitted in 2024 & Gas Central Heating
- Bespoke Architectural Design
- 4/5 Double Bedroom Designer Detached House

Guide Price: £700,000-£750,000

A 'Must View' Property: Viewings encouraged with flexible appointment times available.

The Villa – Exquisite Riverside Living in a Striking Designer Home

A rare opportunity to acquire The Villa, an exceptional multi-level designer residence that masterfully blends contemporary architecture with the tranquillity of its prime riverside location. Designed with flair and finished to the highest specification, this expansive home spans three sophisticated levels, offering a seamless fusion of luxurious open-plan living, versatile accommodation, and superb recreational space.

Renovated with high specification upgrades including new triple glazed windows in

2024.

This property benefits from high-performance triple glazing, offering outstanding thermal insulation, improved energy efficiency, and enhanced soundproofing. Designed to reduce heat loss and maintain a consistent indoor temperature, triple glazing helps lower energy bills while creating a more comfortable living environment year-round. It also significantly reduces external noise, making the home an exceptionally quiet and peaceful retreat—ideal for those who value privacy and tranquillity without compromising on modern performance.

Ground Floor – Contemporary Living Meets River Views

The main living levels form the vibrant heart of the home. A grand entrance hallway leads into an expansive open-plan kitchen and dining room, flooded with natural light from large glazed doors that open directly onto a wide balcony terrace. Here, you can enjoy uninterrupted views across the river—an ideal backdrop for entertaining or relaxing outdoors.

The kitchen is a statement in style and functionality, offering sleek, modern cabinetry, integrated high-end appliances, and ample preparation space. Whether hosting dinner parties or enjoying family meals, this space delivers both elegance and practicality.

Adjacent is the main sitting room, a bright and spacious retreat with its own access to the balcony, wood burner and scenic outlook. A dedicated library offers a cosy reading nook or work-from-home space, while hidden secret office behind electrically operated bookcase door adds flexibility for those needing a private office or hobby room.

Also on this level is a contemporary family bathroom and internal access to the large garage, providing secure parking and generous storage options.

Lower Ground Floor – Private Bedrooms & Entertaining Spaces

Descending to the lower ground level, you'll discover a thoughtfully arranged suite of rooms designed for family living and guest accommodation. This level comprises three spacious bedrooms, including one with an en-suite shower room, offering privacy and comfort.

A beautifully fitted family bathroom with Jacuzzi bath, marble floor, additional shower room, and a walk in wardrobe / dressing room provide luxury conveniences, while a temperature-controlled wine cellar caters to connoisseurs.

At the far end of the hall lies a stunning games room with parquet hardwood flooring, perfect for entertaining, featuring French doors that connect to the outdoor spaces. Adjoining is a dedicated bar area, ideal for evening gatherings, celebrations, or converting into a cinema or studio if desired.

Garden Level – A Luxurious Retreat with Spa Features

The lower garden level is a private sanctuary in its own right. Here lies an exceptional primary bedroom suite, generously proportioned and beautifully finished. This serene space boasts a luxurious en-suite bathroom, a private sauna, and tranquil views over the garden. This level could serve as an indulgent principal suite or as a secluded guest retreat.

Outside – Terraces, Balcony Views & Peaceful Grounds

The Villa's outdoor spaces are just as impressive as the interior. Multiple balcony terraces and garden-level patios offer various perspectives of the scenic riverside location, perfect for morning coffees, sunset drinks, or outdoor dining.

The beautifully landscaped garden is a true highlight of the property, offering a rare and idyllic combination of breathtaking river views and direct access to the water's edge where the vendor currently has a mooring. Thoughtfully designed for both relaxation and recreation, the outdoor space features lush lawns, mature planting, and is ideal for a variety of seating areas positioned to take full advantage of the serene riverside setting. Whether enjoying peaceful mornings by the water, launching a kayak or paddleboard from your own riverbank, or hosting summer gatherings with the river as your backdrop, this garden provides a lifestyle as tranquil as it is inspiring—a private sanctuary in one of the most picturesque natural settings imaginable.

The property includes a double garage and driveway parking, all set behind a tasteful frontage. There are landscaped terraces and garden for beauty and ease.

In Summary

The Villa is an outstanding riverside home, offering over 2,600 sq. ft. of intelligently designed space across three expansive floors. With its flexible layout, luxury features such as a sauna, bar, wine cellar, multiple balconies, Jacuzzi and private suites, and an abundance of natural light and scenic views, this home sets a new standard for refined, contemporary living.

Whether you're a growing family, an entertainer, or a professional seeking sanctuary with style, this one-of-a-kind residence delivers on every level.

Current broadband provider is TalkTalk Fibre 35 package - download speed between 28.97 Mbps and 32.19 Mbps with a minimum guaranteed download speed of 26.07 Mbps, a maximum speed of 32.19 Mbps and upload speed of 4.43 Mbps

Talktalk Fibre 65 is available - Avg. download speed 67 Mb/s Avg. upload speed 17 Mb/s

EPC Rating: Booked

Council Tax Band: D

Price: £700,000-£1,000,000

Viewings: Strictly by appointment only

Contact us today to arrange a private viewing or to discuss further.

Agent Note:

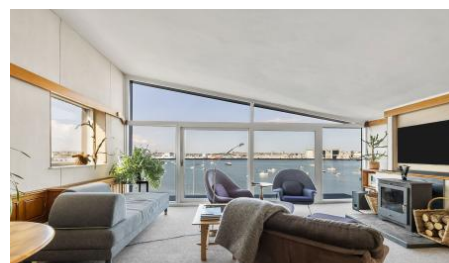
We may introduce buyers and sellers to our panel of carefully selected Conveyancers, Mortgage or surveyor services. The choice to use their services is entirely yours. If you opt to proceed, please be aware that we will receive an average referral fee of £120-£200 (including VAT) from the firm for the introduction. These firms have been chosen based on their strong local reputation and proven

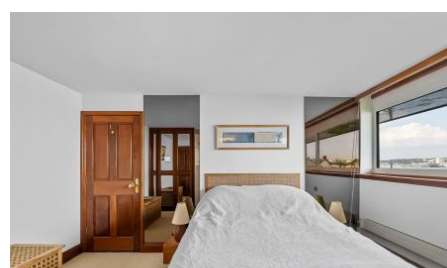
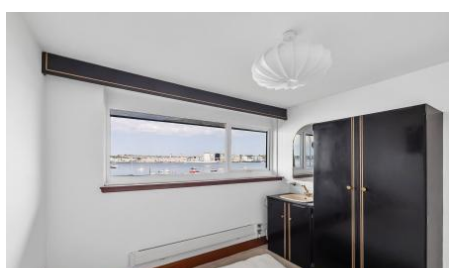
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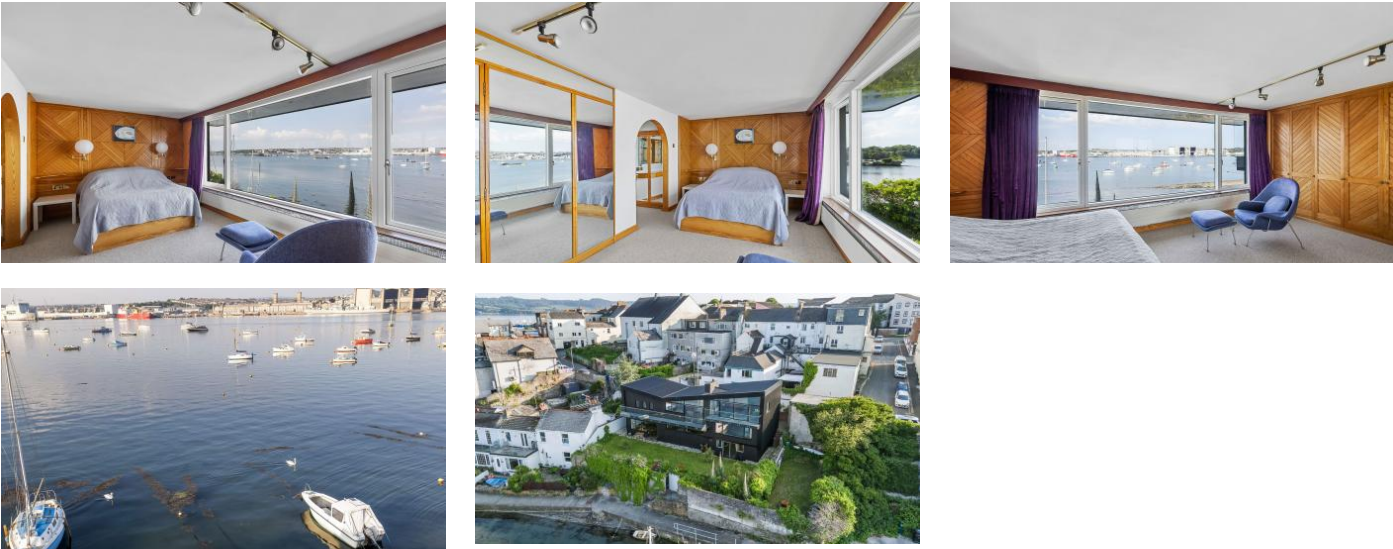
There's no obligation to use our recommended providers.

In accordance with current Anti-Money Laundering (AML) regulations, all prospective purchasers are required to provide valid identification documents before a sale can be agreed and solicitors formally instructed. To facilitate these checks, a one-off charge of £36 (inclusive of VAT) applies. We kindly request that this cost be covered by you as part of the purchase process.

PROPERTY PHOTOS



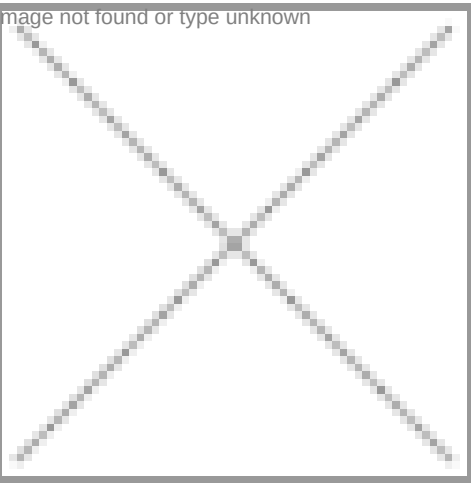
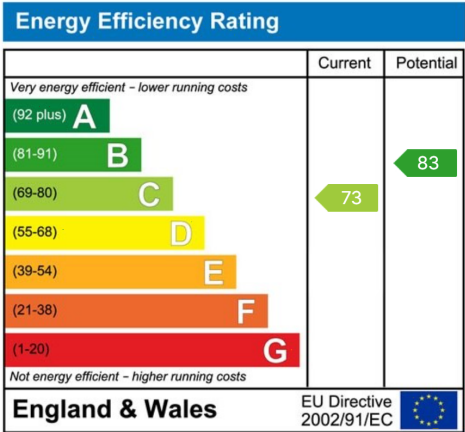




LOCATION



EPC

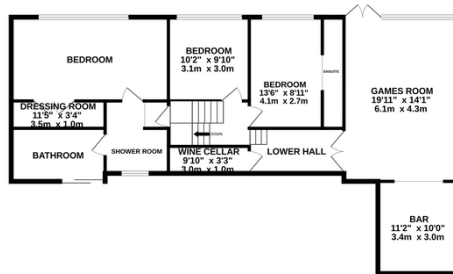


FLOORPLANS

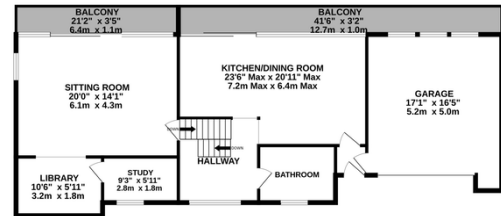
GARDEN LEVEL
117 sq.ft. (10.8 sq.m.) approx.



LOWER GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



GROUND FLOOR
1245 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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