



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR74614705

£1,495,000

The Art House,
Southshore, Seaton, Torpoint, Cornwall, PL11 3FE

FREEHOLD



Brand new! The epitome of contemporary living!

Nestled in a sheltered, hillside setting, just a stone's throw from Seaton beach, a supremely individual and glamorous detached 4 bedroomed home built to an exacting specification and highly energy efficient. Floor to ceiling glass windows and doors bathe the first floor open-plan living space and principal bedroom in natural light and access a wraparound glass balustraded and deck balcony, overlooking the wooded valley setting and enjoying peace and privacy. A truly special and one of a kind property, available for immediate occupation.



SUMMARY OF ACCOMMODATION – In all, circa 2,332sq.ft.

Ground Floor Entrance lobby with double height ceiling and open tread staircase to the first floor, ceramic tiled floor and doors serving bedroom 2 with walk-in wardrobe and en-suite shower room. Bedroom 3 to the front aspect with doors and windows from floor to ceiling overlooking the surrounding area. Bedroom 4 overlooking the terrace. Separate utility room.

First Floor Principal bedroom suite with floor to ceiling glass windows enjoying stunning views and an en-suite shower room. Immense open-plan kitchen/dining/living area with doors and windows opening out onto a windows opening out onto a decked balcony with glass balustrading.

Outside Decked and paved terraces surround the property.



DESCRIPTION

The epitome of modern living with muted and stylish interiors, the The Art House is an opportunity to purchase an incredible brand new detached house within a stone's throw of Seaton beach. Tucked away and nestled into a hillside setting, showcasing perfectly this glamorous home.

A masterclass in contemporary design and engineering with four bedroomed accommodation, expansive, reverse level open-plan living on the first floor alongside a principal bedroom suite, immensely bright with statement floor to ceiling windows and doors serving the terraces and decked balconies with glass balustrading surrounding the property and enjoying hillside views.

Highly efficient in terms of energy performance with the benefit of air source heat recovery and underfloor heating and highly specified with aluminium pivot entrance door, double height entrance hallway with impressive open tread staircase with glass balustrading, modern kitchen with integral appliances including full height fridge and freezer.



LOCATION

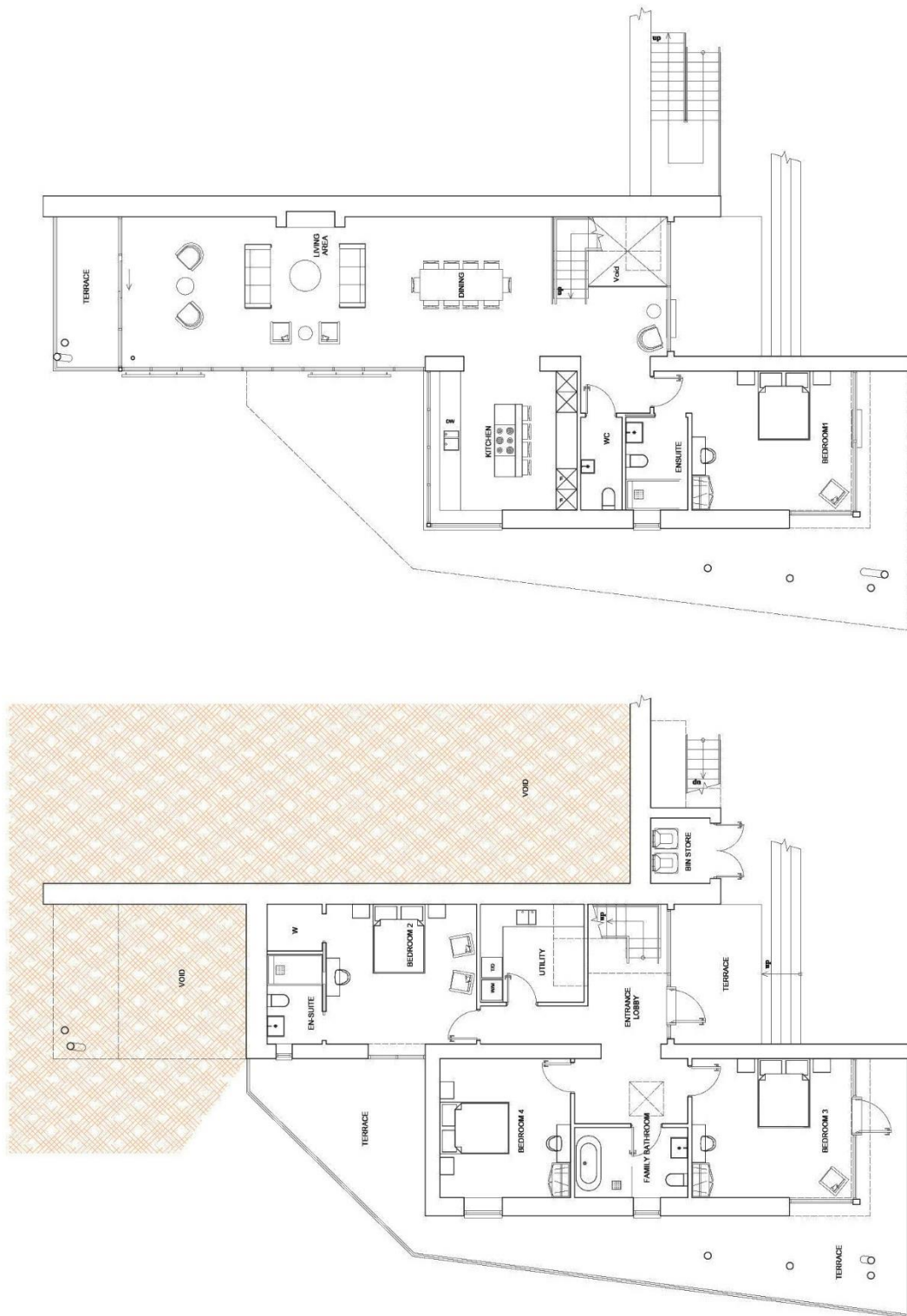
Seaton is a small enclave of properties set around one of the largest beaches in the area and at the foot of the beautiful wooded Seaton valley. To the east Seaton runs almost seamlessly into the village of Downton which has a local shop/post office, an inn, primary school, restaurant and café. To the west lies the picturesque fishing villages of Looe and Polperro where there are a wide array of local shops, bistros, cafés, restaurants and inns. The larger towns of Saltash and Torpoint are within easy reach as is the city of Plymouth, by the car ferry from Torpoint or over the Tamar Bridge. All these provide a further wide

array of shopping, leisure and commercial facilities as well as access to the River Tamar which together with the coastal estuary, the sound and the surrounding creeks provide some wonderful sailing opportunities and facilities. There are also several surf breaks along this stretch of coastline which is a rarity for the south coast of Cornwall. The area is surrounded by some beautiful unspoilt countryside with large tracks of woodland and farmland providing picturesque walks either along the coastline or along the creeks and rivers that feed into Plymouth Sound. There are mainline stations at St German's, Saltash and Plymouth, all of which are on the mainline to London Paddington with an approximate travel time of 4 hours. There is easy access by road further into Cornwall and to the M5 motorway at Exeter via the A38.



Not to scale – for identification purposes only.

In all, 2,332sq.ft.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL11 3FE.

SERVICES Mains water, drainage and electricity. Air source heating.

MOBILE PHONE COVERAGE TBC

BROADBAND TBC

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS From Liskeard follow the A38 north eastwards towards Plymouth and at Trerulefoot roundabout turn right onto A374 to Torpoint and Looe. Follow this road for just over 1 mile and then turn right towards Looe on the A387. After nearly 2 miles travel down into the village of Hessenford and just past The Copley Arms turn left towards Seaton on the A3247. Follow the road along into the village of Seaton with the car park on your left hand side, take a sharp right just before the beach onto Keveral Gardens. At the fork bear left and follow the lane along and up the hill into the development.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

