

# SEATON HOUSE

Seaton - Torpoint



ESTATE  AGENTS

JOHN BRAY & PARTNERS

# Seaton House

Looe Hill, Seaton, Torpoint  
PL11 3JQ

With the beach right on your doorstep, Seaton House is a comfortable, highly specified and award-winning architectural home that combines unrivalled, panoramic sea views with incredible privacy. A vast seafront terrace that wraps around the property houses a heated outdoor pool, hot tub, pool house and firepit, with steps leading directly down to the beach and shoreline.

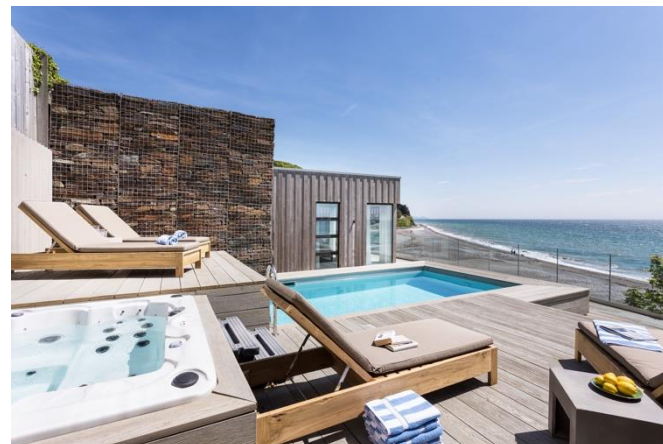
- Two beautifully appointed master suites each with en-suite wet rooms and balcony access
- Two further king size bedrooms with balcony access, family wet room and separate bath,
- Exceptional entertaining spaces with open plan living / kitchen / dining room leading onto a vast sun-bleached terrace perfect for alfresco living
- Covered dining area leading to an outdoor heated swimming pool, raised hot tub and pool house with breath taking views of the ocean. Lower terrace with firepit and steps down to the beach
- Gated intercom entrance and integrated double garage with remote control access
- Very successful luxury holiday letting property
- In all approx. 2529.5 sq. ft (235 sq. m). EPC Grade A

Looe 4.8 miles, Plymouth 17.9 miles, Bodmin Parkway Station 17.7 miles, Newquay Airport 35 miles, Truro 45 miles, Exeter 60 miles

**Viewings by appointment only**

**OIEO £3.5m**

FREEHOLD





**SEATON HOUSE:**

Sublime ocean views and an enviable on-the-beach location makes Seaton House the epitome of a modern luxury beach home. Designed to make the most of its unique coastal position, this award-winning property by Harrison Sutton Architects, offers complete privacy behind private gates and has been finished with intricate attention to detail. The relaxed and considered interiors create a supremely comfortable residence by the sea.

**LOCATION:**

Located on a relatively quiet stretch of the Cornish coast just East of Looe, Seaton Beach is lovely family beach of sand and small pebbles with a large cafe, shop, parking and toilets. At low tide the beach reveals many rockpools and The River Seaton meanders across the beach and acts as a focal point for children to play safely. The sea is quite sheltered from both the waves and wind by the high cliffs to the West. There are a number of local pubs in the area serving up fine local ales and hearty pub grub including The Copley Arms at Hesseford. Within Seaton, The Smugglers Inn is a characterful local pub or Waves Bistro is great for lunches overlooking the sea. Take a gentle stroll along the promenade to the nearby Donderry beach, or for a day in the city, Plymouth is well worth a visit for shopping, exploring the Barbican or for drinks and dining at The Royal William Yard in Plymouth. Catch a foot ferry from Mount Edgecombe (Cremyll), which is 25 mins from Seaton House to Royal William Yard or take the car on the Torpoint Ferry (25 mins drive) or drive over the Tamar Bridge. Nearby Looe is also a popular spot offering a quintessential Cornish harbour and local atmosphere.

**SERVICES:**

Mains electricity, water and drainage. Bottled gas. Underfloor digitally controlled heating.

**CONTENTS:**

May be available by separate negotiation





## THE ACCOMMODATION:

Set over two floors and commanding uninterrupted sea views from all the principal rooms, Seaton House is a striking, cedar clad home with exquisite coastal interiors and incredible facilities perfectly suited to modern day living. The accommodation briefly comprises;

**Upper Ground Floor:** Driveway parking for two cars | Electric double garage with door to kitchen | Gated entrance courtyard with outdoor steps leading down to lower terrace | Open plan sitting room with full height glazed windows and wood burner, kitchen / dining room with a breakfast bar | Utility room | W.C. | Master bedroom with triple aspect sea views, en-suite wet room with bath and access to pool and hot tub | Two further king size bedrooms with sea views and access to the pool and hot tub | Family bathroom with sea views

**Lower Ground Floor:** Staircase leading down to a second Master suite with a sitting area and en-suite wet room | Access onto the lower terrace and fire pit | External plant room | Private steps down to the beach

## MEDIA:

Intercom entrance | Satellite broadband | Sky TV | USB/datapoints in every room | Sonos system for surround sound in the sitting room and LGF suite.

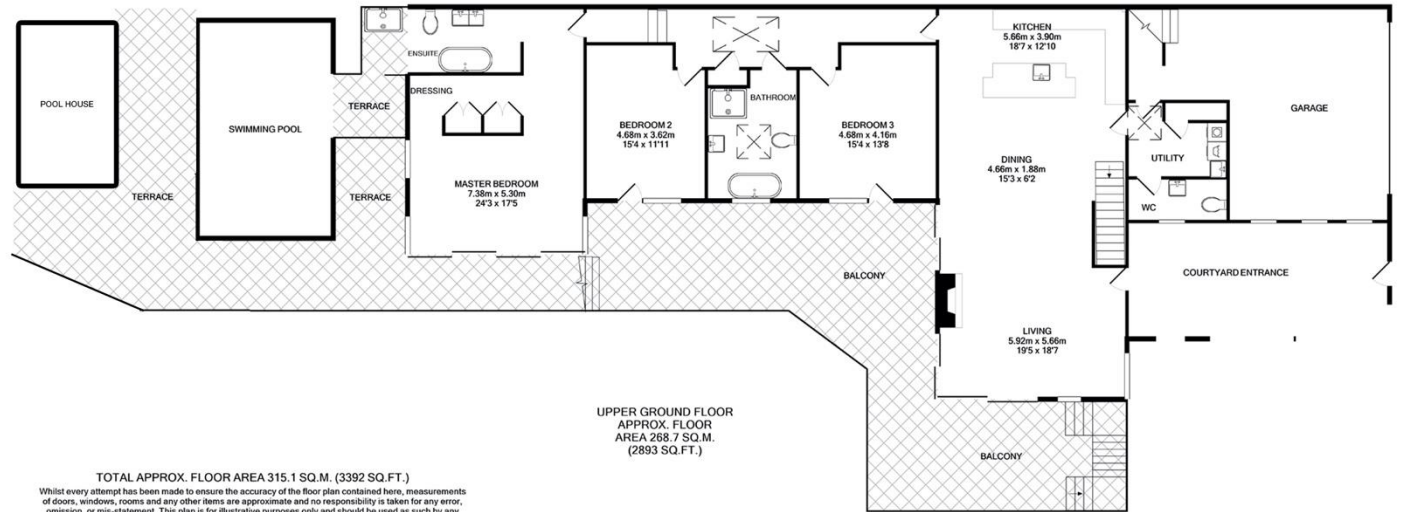
## OUTSIDE:

Seaton House has a spectacular seafront terrace running the length of the property giving 180° views out to sea. The upper ground terrace houses an outdoor heated swimming pool (5.5m x 2.85m) with a raised hot tub and a pool house/den that could also serve as overflow accommodation or a study.

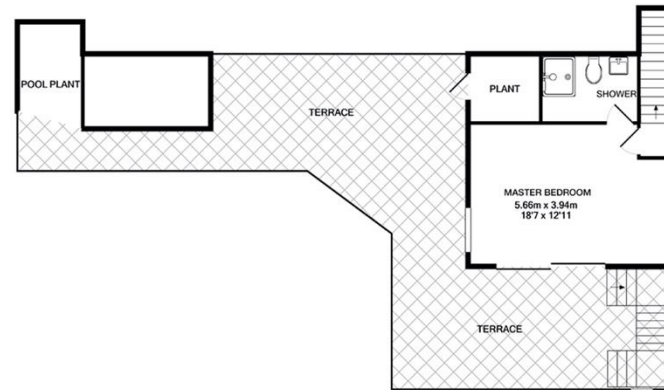
Full height glass doors from the kitchen/sitting room open onto a sun-bleached terrace and alfresco dining/barbeque area. An external staircase leads down to a second, partially covered terrace with built in seating, a sunken fire pit and outside shower. There is private access down to the beach via steps leading from the lower ground floor terrace.







TOTAL APPROX. FLOOR AREA 315.1 SQ.M. (3392 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOWER GROUND FLOOR  
 APPROX. FLOOR  
 AREA 46.4 SQ.M.  
 (499 SQ.FT.)