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FIRSIDE DOWNDERRY, TORPOINT, PL11 3LE

PRICE GUIDE £675,000





SOLD - Scott Parry Associates are pleased to report another successful sale - A south facing detached house with sublime views over the coastline and waters of Whitsand Bay and only a moments walk from the fabulous Downterry Beach. About 1773 sq ft, 22' Sitting/Dining Room, Extensive Balcony, Kitchen, Conservatory, Study/Bed 5, 4 Double Bedrooms (2 Ensuite) Family Bathroom, Solar PV and Battery System with feed in tariff, Private Driveway Parking, Gardens, Cellar Space.

BEACH 200 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY AIRPORT 39 MILES



## LOCATION

The property is situated in a south facing position only a short walk from Downderry Beach. Firside lies in an established residential area within the village environment and a relatively level walk to the village amenities. 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 well stocked community shop, primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, and doctors' surgery. 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 Edgcombe Country Park, historic country houses and many other places of interest lie within an easy drive.







## DESCRIPTION

From its enviable, traffic free, position within the village environment, the property enjoys a stunning prospect taking in a 180 degree beautiful panorama from Whitsand Bay and Rame Head to the east and Looe Bay with St George's Island to the west and the Eddystone Lighthouse on the horizon.

The accommodation, which is fully double glazed, extends to approximately 1773 sq ft and benefits from an 18 panel solar PV array (year Feb 2024 to Feb 2025 generated 3560kw) (with feed in tariff) with two Hanchuess batteries of 3.6kw each. The house is set into the coastal contour with reversed accommodation design and enjoys level access to the garden from both ground and first floor levels.

The property extends to about 1773 sq ft and briefly comprises -  
GROUND FLOOR - Reception Hall - 12' Dual Aspect Kitchen/Breakfast Room with access to the 49' long Balcony - 22' Sitting/Dining Room with wood burner and patio door to the Balcony - 2 Double Bedrooms (1 Ensuite) - Laundry Room -  
GARDEN FLOOR - Spacious Hallway - 16' Conservatory - Study/Bed 5 - 17' Principal Bedroom with wardrobes and Ensuite Shower Room - Further Double Bedroom (total 4/5) - Family Bathroom.

There is also spacious cellar space providing dry storage with limited headroom.

## OUTSIDE

The property is approached from the rear via a long private drive and leads to a parking area for 3 cars. In addition, the property has a private parking bay accessed from the village road with space for 2 cars.

The gardens are laid to lawn with various trees and shrubs together with a greenhouse, shed and log store. A doorway provides access to a convenient under house cellar/store with limited headroom and housing the battery storage system.

EPC RATING - C, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available.

## DIRECTIONS

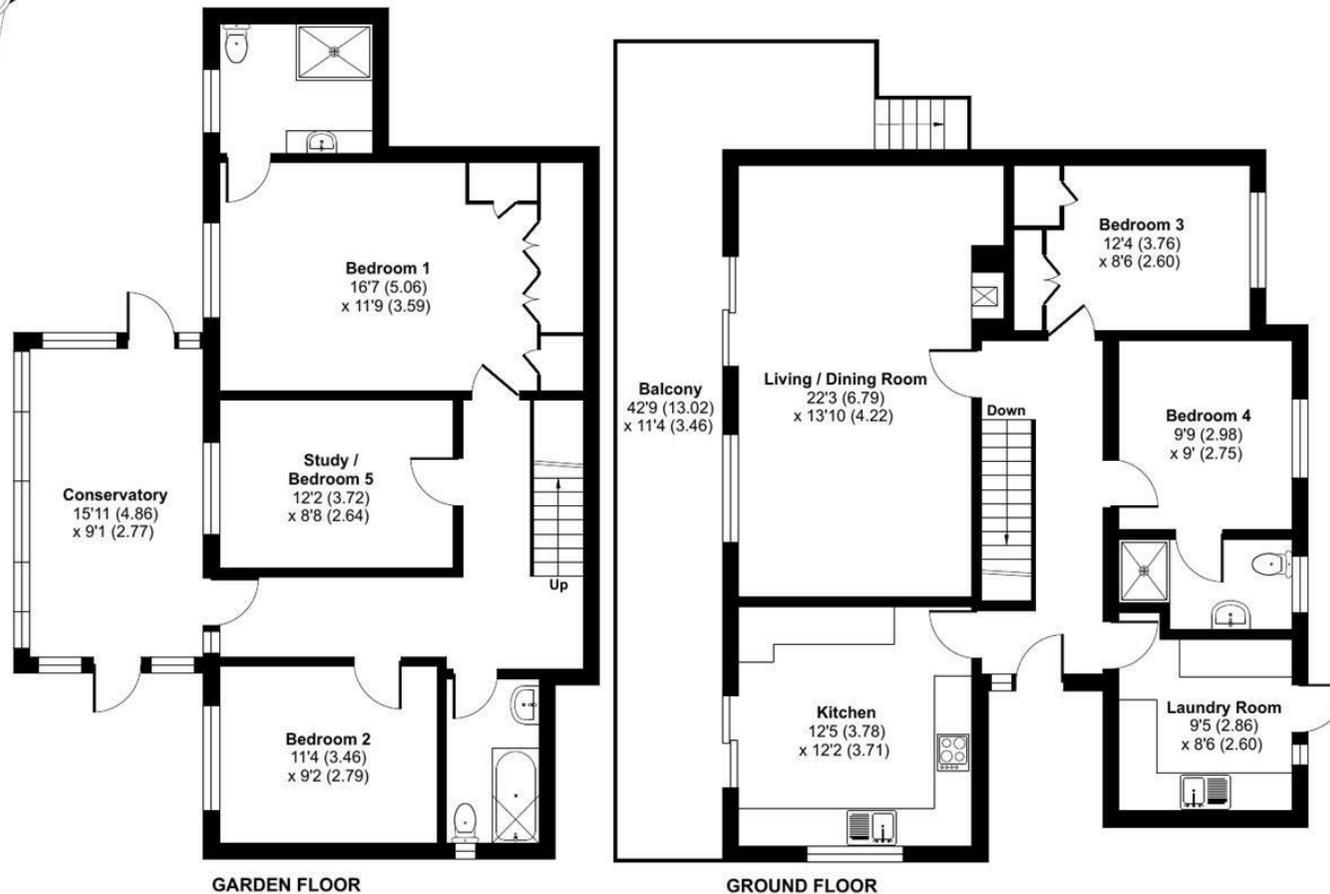
Using Sat Nav - Postcode PL11 3LE



# Firside, Downderry, Torpoint, PL11

Approximate Area = 1773 sq ft / 164.7 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: 1294701

These particulars should not be relied upon.