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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

26, TRERIEVE ESTATE, DOWNDERRY, TORPOINT, PL11 3LY

PRICE GUIDE £475,000





CLOSE TO DOWNDERRY BEACH AND VILLAGE
AMENITIES - A detached south facing house for improvement in this prized beachside village setting and commanding fabulous sea views. About 1767 sq ft, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, 4 Double Bedrooms, 2 Bath/Shower Rooms, Double Garage and Store, Established Gardens, Lift Access Facility, Solar PV and Thermal.

BEACH 380 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, KINGSAND/CAWSAND 9 MILES, FOWEY 18 MILES, EXETER 60 MILES



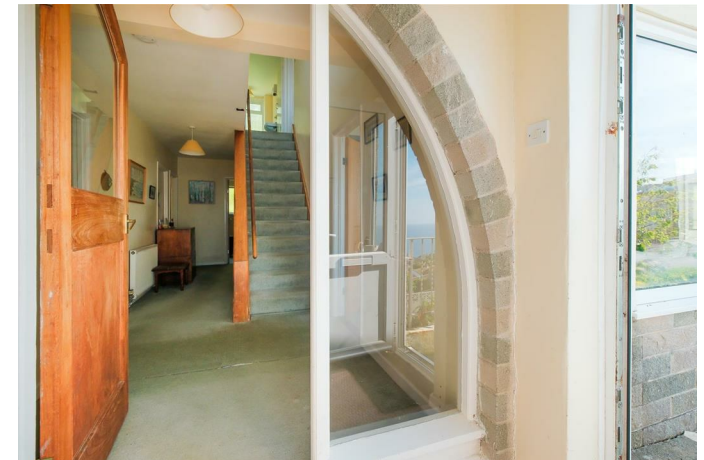
LOCATION

26 Trerieve is situated in a south facing and prized near beachfront position within about 300 yards of the various village amenities and 380 yards from the fabulous Downderry Beach on a stretch of coastline often referred to as the Cornish Riviera and renowned for its mild maritime climate. The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

Downderry together with the neighbouring beachside village of Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, doctors' surgery and a well stocked community shop. 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, 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 and is renowned for safe bathing.

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, historic country houses and many other places of interest lie within an easy drive.







DESCRIPTION

26 Trerieve comprises a detached seaside house which has been in the same family ownership for 57 years and now represents an opportunity for a new owner to make improvements to a contemporary standard. The house is spacious and designed so that the principal rooms take full advantage of the stunning south aspect over the village and sparkling waters of Whitsand Bay. There is a solar pv system (with about 10 years of FIT payments) together with full double glazing and LPG central heating. In addition there is lift access from the garden into the ground floor of the property enabling occupation by those with mobility conditions.

The accommodation extends to about 1767 sq ft and briefly comprises - GROUND FLOOR - Porch/Entrance Lobby - Spacious Reception Hall - 18' Sitting Room with LPG stove and fine sea views - 17' Conservatory again with sea views - 15' Dining Room with sea views - 16' Kitchen/Breakfast Room with sea view - 2 Double Bedrooms - Family Bathroom having bath with separate shower cubicle - FIRST FLOOR - 2 Double Bedrooms both with sea views - Bathroom with separate shower cubicle - Ample Eaves Storage Space (fully boarded).

OUTSIDE

Double garage with electric doors. Workshop with light and power.

Large sea facing terrace over the garage.

The established gardens are a particular feature of the property with extensive colourful and mature planting and being host to an abundance of wildlife. The terraced rear garden provides a secluded environment again south facing and with fabulous sea views.

EPC RATING - E, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage.

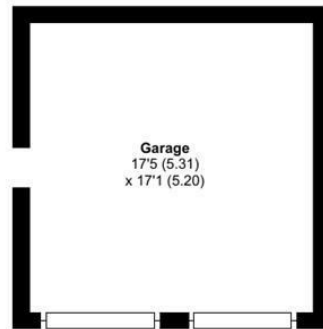
DIRECTIONS

Using Sat Nav - Postcode PL11 3LY

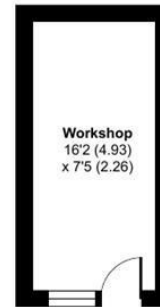


Treerieve Estate, Downderry, Torpoint, PL11

Approximate Area = 1767 sq ft / 164.1 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 297 sq ft / 27.5 sq m
Outbuildings = 252 sq ft / 23.4 sq m
Total = 2362 sq ft / 219.2 sq m



GARAGE



OUTBUILDING

Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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These particulars should not be relied upon.