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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 7 DOWNDERRY HEIGHTS, TRERIEVE, DOWNDERY, CORNWALL, PL11 3LY

£850,000





## DOWNDERRY HEIGHTS

A luxurious new home boasting contemporary architecture in a desirable seaside village commanding a fabulous panorama over the shimmering coastal waters of Whitsand and Looe Bay. This two-storey house has been designed to embrace the maritime setting, with the principal rooms enjoying sea views and the elevations having the perfect blend of mellow stone facing and timber cladding.

The accommodation extends to approx. 1625ft<sup>2</sup> and briefly comprises:

**GROUND FLOOR** - Reception Hall - Bedroom 4 (Double) with Ensuite Shower Room/WC - Laundry Room - Large Double Garage and Plant Room (external access).

**FIRST FLOOR** - Spacious Open Plan Living Room/Kitchen with wide sliding doors to the sea facing Balcony/Terrace with a glorious southwest aspect - Principal Bedroom with sea facing picture window and luxurious ensuite shower and WC - 2 Further Double Bedrooms - Indulgent Family Bathroom with separate shower cubicle.

### APPROXIMATE GROSS INTERNAL AREAS

GIA: 115.5m<sup>2</sup> (1243ft<sup>2</sup>)

Garage/Store: 35.5m<sup>2</sup> (376ft<sup>2</sup>)

Total: 151m<sup>2</sup> (1625ft<sup>2</sup>)

### FIRST FLOOR

Kitchen / Living / Dining - 10.28m x 5.48m

Bedroom 1 - 5.48m x 5.17m (Max)

En-suite - 3.30m x 2.82m (Max)

Bedroom 2 - 3.38m x 3.30m

Bedroom 3 - 3.38m x 3.30m

Bathroom - 3.30m x 2.71m

### GROUND FLOOR

Bedroom 4 / Home Office - 4.63m x 4.53m

Shower Room / WC - 2.41m x 1.47m

Utility - 2.84m x 2.26m

Large Double Garage - 8.80m x 5.86m (Max)



## SPECIFICATION

### KITCHEN

- Bespoke design
- iQuartz worktops
- Under-counter multifunction oven
- Integrated combi microwave, oven and grill
- Induction hob with downdraught extractor
- Integrated dishwasher
- Integrated combined fridge/freezer
- Wine cooler
- 1.5 bowl stainless steel sink with modern chrome tap.

### BATHROOMS/ENSUITES/CLOAKROOMS

- Bath
- White wall-mounted vanity sink units
- Close-coupled soft close toilet & cistern
- Generous rectangular shower trays with glass shower panels
- Overhead and handheld shower heads
- Heated towel rails in en-suites and bathrooms

### GENERAL

- Karndean © flooring in living areas
- Luxurious carpets to all bedrooms
- Tiled flooring in bathrooms & Utility areas.
- Internal pre-finished oak doors with satin chrome ironmongery
- External composite front door with glazing
- LED low-energy spotlights throughout
- Air source heat pump and underfloor heating
- Single-point extract fans from wet rooms

### GARAGE & EXTERNAL

- Large garage with electric door
- EV car charging point in garage
- Porcelain slabs to balcony and rear patio areas.
- Heated towel rails in en-suites and bathrooms

SERVICES - Mains water, electricity and drainage. Mobile coverage - Indoor - Likely, Outdoor - Likely. Broadband - Ultrafast available. EPC - B.





## LOCATION

Part of a vibrant community.

This unique development is situated in a southwest facing and prized position on the stretch of coastline known as the Cornish Riviera. The Trerieve Estate is a popular and desirable residential neighbourhood, and this property is just a 400m walk to Downderry Beach which has a slipway with the opportunity to store and launch boats.

Along with Seaton, the vibrant local community is well served with a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach cafe and doctors' surgery. There is also a Countryside Park with riverside and woodland walks, and a superb farm shop with cafe at Widegates catering for most day-to-day needs. Similar facilities are available at nearby St Germans, where the main line railway station links to Plymouth (with 3 hours to London Paddington). Only a 12-minute drive to the A38, there is easy access to everything you might need in nearby Saltash and the City of Plymouth, the home of the historic waterfront areas of the Barbican and the Hoe, and the renowned Theatre Royal.

Downderry was recently featured in the Sunday Times list of top ten "Best Places to Live by the sea". The Southwest Coast Path is accessed nearby, and the sailing waters of the area are favoured by yachtsmen, with deep water moorings available at various nearby locations. Golf is available at Portwrinkle, Looe, St Mellion International Golf Resort, and many others in the area. 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.

## DIRECTIONS

Sat nav post code PL11 3LY

Travelling from Plymouth:

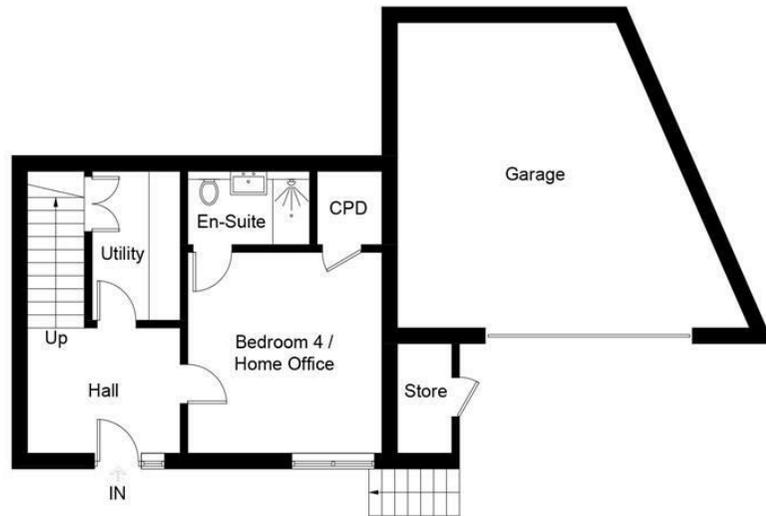
- Cross the Tamar Bridge and stay on the A38, taking the 2nd exit at Carkeel roundabout
- At Trerulefoot roundabout, take the 1st exit on to the A374
- Take a right onto the A387 signposted Looe/Downderry
- Continue on the A387 to Hessenford and take the 1st left after The Copley Arms onto the B3247
- Stay on the B3247 into Downderry. Take the left turn opposite the public house "The Inn on the Shore" (Broads Yard) and follow the road north until it becomes Trerieve.
- The houses can be found on the left-hand side of Trerieve.

Please note the internal and external images of the property are CGI. The image portfolio includes photographs of the local area/amenities.

## NOTE

CGI's, floor plans and site plans are for illustrative purposes only. Elevational treatments, window arrangements and materials of actual finished properties may vary due to site layout and conditions. All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.

# Plot 7, Downterry Heights



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232894)

These particulars should not be relied upon.