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2 CHANNEL VIEW FRONT ROAD, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LJ

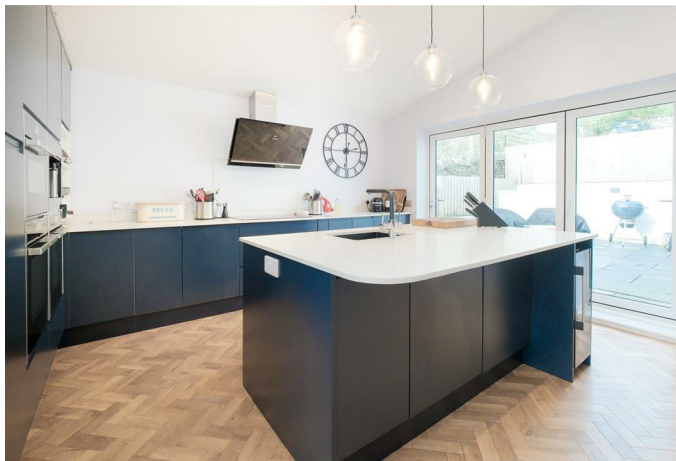
PRICE GUIDE £635,000





150 yards from the beach, a south facing, semi-detached contemporary home with fabulous sea views, in a prized residential location close to all village amenities. About 1887 sq ft, Stunning Open Plan Kitchen/Dining/Living Room of about 780 sq ft, Laundry Room, Luxury Principal Bedroom with Dressing Room and Ensuite Shower Room, 2 Further Double Bedrooms (one with sea facing Balcony off), 2 Bath/Shower Rooms, Ample Level Parking, South Facing Terrace, Walled Rear Garden, Shed.

BEACH 150 YARDS, LOOE 5 MILES,  
KINGSAND/CAWSAND 10 MILES, FOWEY 17 MILES,  
PLYMOUTH 18 MILES



## LOCATION

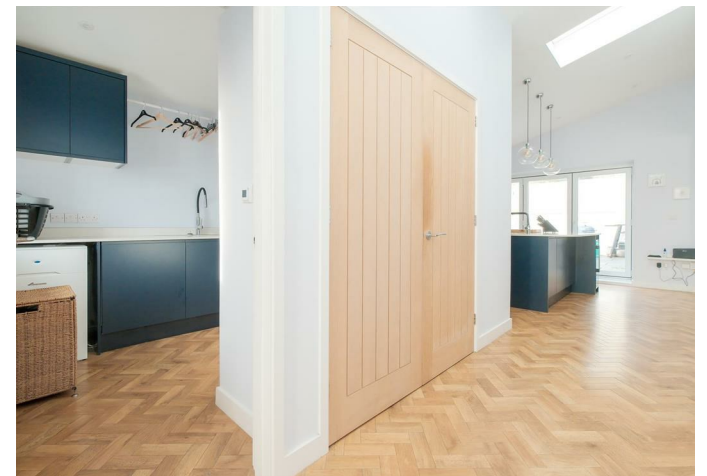
2 Channel View lies in the very heart of the seaside village of Donderry immediately adjacent to the beach front and situated on a prized private road serving a number of similar properties providing a quiet, traffic free environment with the village amenities, slipway and beach all only a short walk away.

Donderry and Seaton have a well stocked community shop, a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, and doctors' surgery. The local community are currently involved in the process of creating a community shop. There is also a very popular farm shop at Widegates catering for most day to day needs. 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.

Donderry was recently noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, 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.







#### DESCRIPTION

2 Channel View comprises a semi-detached house which has undergone an extensive re-modelling and refurbishment programme in recent years. Our client has taken great care to incorporate quality fixtures and fittings including a gorgeous bespoke kitchen and the layout is designed to create a harmonious family and entertaining environment with the principal rooms having a south aspect with lovely sea views. The property benefits from full double glazing, high levels of insulation and an oil fired central heating system with an excellent energy certificate rating of C.

The accommodation extends to about 1887 sq ft over three floors and briefly comprises as follows - **GROUND FLOOR** - Wide Reception Hall with Cloaks Cupboards off - 25' Kitchen with wide folding doors to paved terrace and quality appliances including Neff and Fisher and Paykel - wide opening to 29' Sitting/Dining Room with wood burner and wide sliding patio doors to the south facing terrace - Rear Hall with staircase off and Shower Room/WC strategically positioned for rinsing off after a day on the beach - **FIRST FLOOR** - 2 Double Bedrooms one with Sea Facing Balcony off - Beautiful Bath/Shower Room with freestanding bath - Access form this floor to the rear garden - **SECOND FLOOR** - 16' Luxury Principal Bedroom with wide dormer window and super sea views together with Dressing Room and Ensuite Shower/WC.

#### OUTSIDE

A large resin driveway provides ample and level parking for 4/5 cars. From here a short flight of just eight steps leads up the extensive and south facing front terrace providing perfect entertaining and al-fresco dining space. The enclosed rear garden again has a large paved terrace leading onto a lawn with various flowers and shrubs. Useful Garden Shed with canopied log store area. A pedestrian door in the rear garden gives convenient access to the village amenities.

**EPC RATING - C, COUNCIL TAX BAND - D**

**SERVICES** - Mains water, electricity and drainage. Oil fired central heating.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3LJ



## 2 Channel View, Downderry

Total Floor Area = 175.3 sq m / 1887 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290466)

These particulars should not be relied upon.