

SCOTT
PARRY

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THE ORCHARD KEVERAL LANE, SEATON, TORPOINT, PL11 3JJ

PRICE GUIDE £850,000





A stunning contemporary seaside house with fabulous sea and country views and only about 250 yards from the popular Seaton Beach . About 1858 sq ft, Stunning 37' Open Plan Living Room/Kitchen, 18' Principal Bedroom with Wardrobe and Ensuite Shower/WC, Luxurious Family Bathroom, 3 x Large Balconies (about 700 sq ft), Basement Workshop 396 Sq Ft with Potential, Low Maintenance Terraced Gardens, Ample Parking, Underfloor Heating, Solar Thermal, EV Charge Point. Suit Primary Home or Holiday Let.

BEACH 250 YARDS, FOWEY 17 MILES, PLYMOUTH 15 MILES, EXETER 59 MILES

LOCATION

The Orchard is enviably situated in a prized, near beachside position only a short walk (250 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park which has ponds wildlife woodland and play areas and a walking or a cycle track to Hessenford. and the South West Coast Path, all providing boundless leisure opportunities.

Parts of the neighbouring coastline are in the ownership of the National Trust. Seaton provides a popular family beach with RNLI lifeguard station during the summer, good for dog walking and surfing, together with the neighbouring village of Downderry providing a wide range of facilities including pubs, shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry appeared in the Sunday Times top ten "Best Places to Live by the sea in recent years and also has a slipway with the ability to keep and launch dinghies by permit, we understand that a community shop will soon be opening too.



There is a regular bus service and the main line railway station can be accessed at St Germans which also has a yacht club and a Montessori Nursery. The A38 provides a quick link to the rest of Cornwall, Plymouth City Centre and beyond. The historic harbourside town of Looe lies about five miles to the west and provides further amenities. The notable sailing waters of the area are favoured by yachtsmen and deep water moorings are available at Saltash and Fowey.

DESCRIPTION

The Orchard comprises a fabulous contemporary seaside house of traditional construction with Larch cladding to reflect the maritime environment. From this position fine views are enjoyed across a 180 degree panorama taking in the beach and sea to the south and the beautiful unspoilt countryside of the Seaton Valley Countryside Park.

Features include solar thermal, underfloor heating via an air source heat pump, engineered oak flooring, aluminium windows, Neff and AEG appliances, EV charger point and the property has an EPC rating of B. The basement may have potential to create/provide further accommodation subject to any consents that may be required.

The property has been used as a private second home but is well suited for owner occupation as a primary home or indeed for holiday letting purposes capitalising on the proximity to the beach.

The accommodation extends to about 1847 sq ft and briefly comprises - GROUND FLOOR - Lobby - Cloakroom/WC - 37' Open Plan Living Room/Kitchen - 37' Balcony - LOWER GROUND FLOOR - Generous Hall - Laundry Room - Family Bathroom - 4 Double Bedrooms (1 Ensuite) - 31' Balcony - BASEMENT - Workshop/Storage Space extending to about 396 sq ft.

OUTSIDE

The property is approached over the private Keveral Lane leading to a superb brick paved parking area for at least three cars. There is an additional private layby off Hessenford Road (at bottom of garden) providing additional level parking with space for motorhome and/or dinghy etc.

There are three large balconies (one is 290 sq ft the other two are 204 sq ft each) with superb views over the beach, sea and beautiful valley landscape of the Seaton Valley. The gardens are terraced and carefully laid out in the low maintenance style with an outdoor shower conveniently positioned adjacent to the laundry room entrance, there is also ample space to position a hot tub in a further terrace of about 525 sq ft.



EPC RATING - B, COUNCIL TAX BAND - E
SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JJ - the property will be found on the right hand side as you rise up into Keveral Lane.







The Orchard, Seaton

Approximate Gross Internal Area = 172.6 sq m / 1858 sq ft

Basement = 38.7 sq m / 416 sq ft

Total = 211.3 sq m / 2274 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1238114)

These particulars should not be relied upon.