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PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ARVOR HESSENFORD ROAD, SEATON, TORPOINT, PL11 3JL

OFFERS IN EXCESS OF £700,000





Only 350 yards from the beach, a quality contemporary house with sheltered low maintenance gardens. About 2226 sq ft, Sitting Room, Kitchen/Dining Room, 2 Luxury Bedroom Suites with Walk in Wardrobes and Ensuite Bath/Shower Rooms, 3 Further Bedrooms (Total 5), Plant Room, Laundry Room, Ample Brick Paved Driveway Parking, Double Garage.

BEACH 350 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 19 MILES, NEWQUAY AIRPORT 37 MILES

LOCATION

Arvor is enviably situated in a prized, near beachside position only a short walk (350 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, community shop, beach café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry has a slipway with the ability to keep and launch dinghies by permit. The nearby village of Widegates also has a popular farm shop with cafe.

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

Arvor (a Cornish word meaning coast) forms part of a small development of four properties of similar architecture. The accommodation is extensive amounting to approximately 2226 sq.ft (206 sq.m), laid out over three storeys. The property is currently owner occupied however due to the nature of its location it may be suited for use as a second home. The accommodation is of reversed level design to take advantage of the outlook with living accommodation on the second floor from which it commands fine views. Set into the contours of the hillside enables immediate and level access from the second floor to the garden.

The accommodation extends to about 2226 sq ft and briefly comprises - GROUND FLOOR - Spacious Reception Hall - 3 Double Bedrooms (one could be used as a Snug or Office/Study) - Large Family Bath/Shower Room - Plant Room with boiler providing an excellent space for drying - FIRST FLOOR - 18' Luxury Bedroom Suite with Walk in Wardrobe and Ensuite Bath/Shower Room - 14' Luxury Bedroom Suite with Juliet Balcony and again with Walk in Wardrobe and Ensuite Bath/Shower Room - SECOND FLOOR - 18' Sitting Room - 21' Kitchen/Dining/Family Room with large island, a fabulous dual aspect room perfect for entertaining family and guests with Juliet Balcony and sliding patio door to garden - Laundry - Cloakroom/WC.

OUTSIDE

Brick paved private driveway providing ample parking and leading to the double garage of about 364 sq ft.

The gardens lie to the rear and are enclosed. Low maintenance in design the garden comprises extensive composite decking together with a gravel and paved terrace. A short flight of steps rise to a further raised deck enabling super views over the unspoilt countryside of the Seaton Valley, the beach and the sheltered coastal waters of Whitsand Bay.

EPC RATING - D, COUNCIL TAX BAND - E

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JL







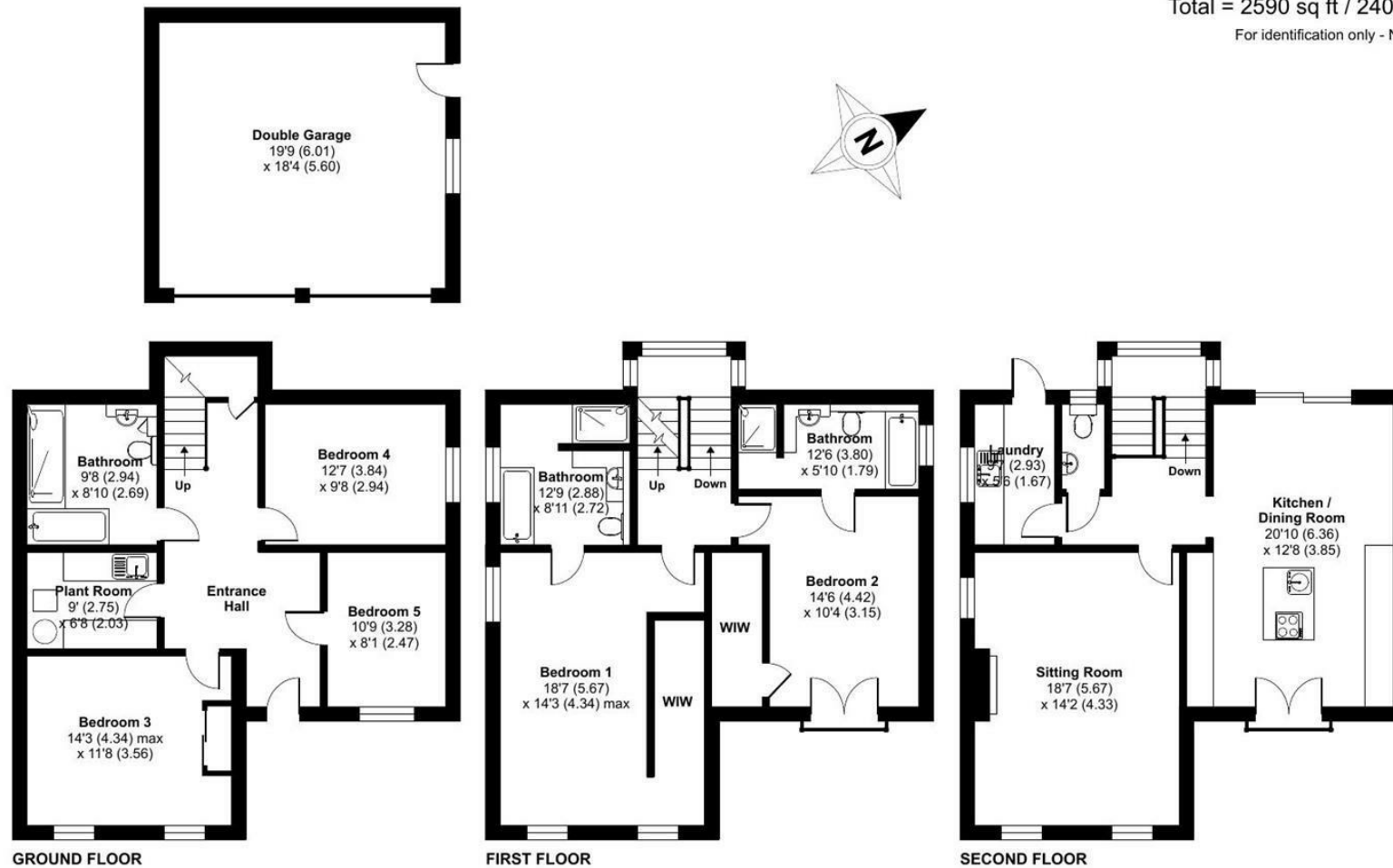
Hessenford Road, Seaton, PL11

Approximate Area = 2226 sq ft / 206.8 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 2590 sq ft / 240.6 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 2026. Produced for Scott Parry Associates. REF: 1536998

These particulars should not be relied upon.