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34 TREROSE COOMBE, DOWNDERRY, TORPOINT, PL11 3LA

PRICE GUIDE £385,000





A semi-detached seaside house with coastal water views, only 300 yards from the beach and offering spacious family accommodation over three floors. About 1141 sq ft, 23' O/P Living Room/Kitchen, Principal Bedroom with Balcony and Ensuite Shower, 2 Further Bedrooms, Family Bathroom, Parking for 2 Cars, Enclosed Streamside Garden.

BEACH 350 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES



LOCATION

The established residential area of Trerose Coombe lies on the edge of the seaside village of Downderry, only 300 yards from the beach and in a sheltered south west facing position with views over the village environment and coastal waters of Whitsand Bay.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. 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. Downderry 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. Downderry 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.

Nearby St Mellion International Golf Resort (12 miles) offers unique 4-star facilities including an AA luxury hotel, leisure centre, Elemis day spa, tennis courts, a European Tour golf course, a brasserie and an award-winning restaurant. There is a Montessori Nursery at St Germans (4 miles) and independent schools at Tavistock and Plymouth.

Plymouth has a long and historic waterfront together with a cross channel ferry port with services to France and Northern Spain. International flights are available from Newquay (37 miles) and Exeter (62 miles). The fabulous harbour side town of Fowey lies 19 miles to the west and the famous surfing beach of Polzeath is within about a 1 hour drive.







DESCRIPTION

The semi-detached house offers spacious family accommodation over three floors. The property has a westerly aspect over the village environment and the sea beyond. Full double glazing and air source heat pump central heating provides a good energy efficiency rating and a comfortable living environment.

The entrance door opens into a reception hall with staircase descending to the garden floor open plan living room/kitchen with French doors opening to the garden, the kitchen has a range of worksurfaces with built in appliances including 4 ring hob, oven, dishwasher, washing machine and larder fridge. There is a lobby/boot room off. The ground floor has a family bathroom and two bedrooms one of which has French doors with a Juliet balcony. At first floor level the principal bedroom has French doors and balcony with sea views, in addition there is an ensuite shower room/wc.

OUTSIDE

The property is approached over a brick paved drive providing parking for two cars.

The rear garden is enclosed and has a decked terrace and gravelled area. Established trees and shrubs provide a haven for wildlife and a sheltered garden environment. A small stream forms the western boundary.

EPC RATING - C, COUNCIL TAX BAND - C

Mains water, electricity and drainage.

DIRECTIONS

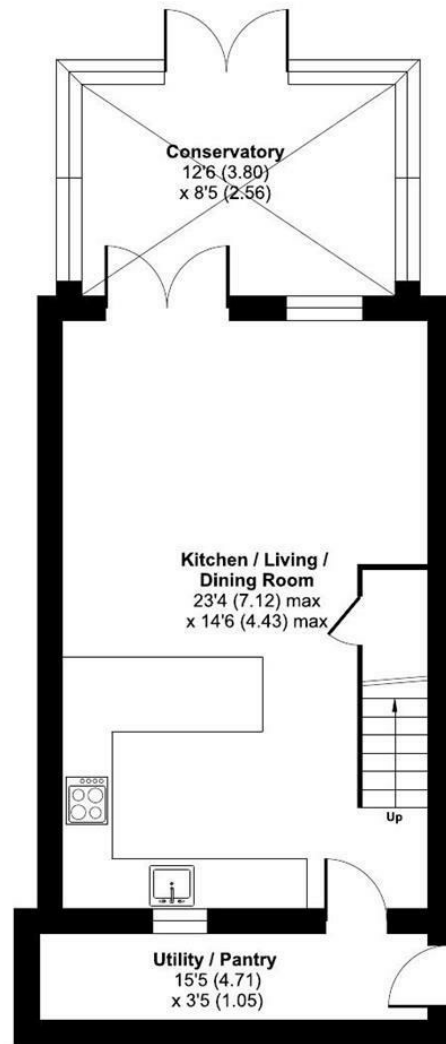
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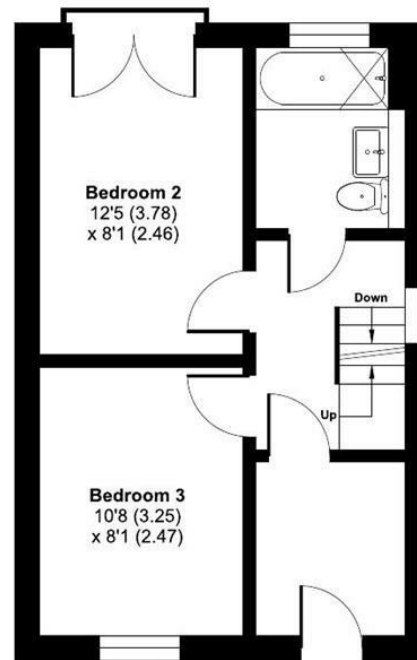
Trerose Coombe, Downderry, Torpoint, PL11

Approximate Area = 1141 sq ft / 106 sq m

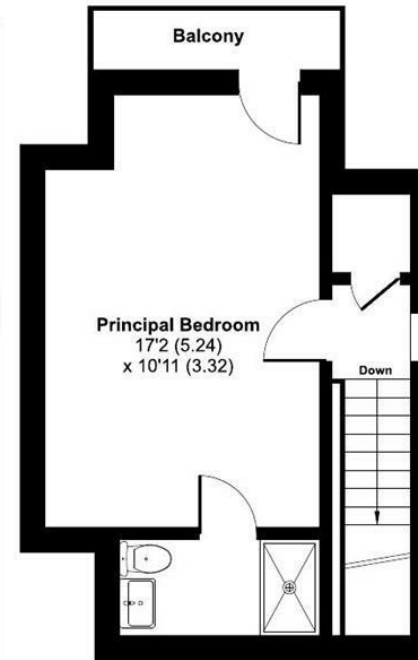
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LOWER GROUND FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Scott Parry Associates. REF: 1514228

These particulars should not be relied upon.