

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PENDOWER, WEST CAMPS BAY, DOWNDERRY, TORPOINT, CORNWALL, PL11 3LG

PRICE GUIDE £528,000





130 YARDS FROM DOWNDERRY BEACH - A detached seaside house in a prized coastal village setting, south facing and with fabulous views over the sparkling waters of Whitsand and Looe Bay. About 968 sq ft, Sitting Room, Kitchen/Breakfast Room, Dining Room, Large Sea Facing Balcony, 3 Double Bedrooms, 2 Bath/Shower Rooms, Driveway Parking, Large Garage/Workshop, Pretty and Well Established Gardens. NO CHAIN.

BEACH 130 YARDS, LOOE 6 MILES, PLYMOUTH 12 MILES, FOWEY 17 MILES, EXETER 60 MILES

LOCATION

With easy pedestrian access to Downderry Beach via a short footpath from the estate, Pendower is situated in a small cul-de-sac (of just eight individual houses and bungalows) with wide beach frontage and fabulous sea and coastline views. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera and within a short and relatively level walk to the village centre and amenities.

The constant passage of commercial, naval and pleasure craft across the bay, provides an extraordinary, distracting and inspirational outlook.

The crystal clear waters of Whitsand and Looe Bay are renowned for bathing, surfing, kayaking and all manner of watersports.

Within the bay diving trips to HMS Scylla can be seen, the ex-Royal Navy frigate was sent to the bottom of Whitsand Bay on March 27th 2004, to become an artificial reef. Since then the wreck has enjoyed lasting success with dive trips and provides a home to a community of marine life. Whitsand and Looe Bay are officially designated Marine Conservation Zones and noted for the abundance of marine flora and fauna. Downderry lies within an Area of Great Landscape Value.

Downderry and Seaton have a community shop, primary school, restaurant, beachside public house, church, bistr 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. There is also a very popular farm shop at Widegates with cafe and catering for most day to day needs.

Downderry was in recent years noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, 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. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, the Rame Peninsula, Mount Edgecumbe Country Park, historic country houses and many other places of interest lie within an easy drive.



DESCRIPTION

Pendower is available on the open market for the first time in 28 years and represents a unique opportunity to purchase a seaside home in this most coveted position with direct access to the beach (130 yards away) via a footpath opposite the property. The property benefits from oil fired central heating and full double glazing. The accommodation is of reversed layout to enable the living accommodation to take full advantage of the fantastic sea views with a large south facing balcony off the sitting room. The original design of the house configured the layout as two flats and could be re-instated as such depending upon individual needs. The house would benefit from some improvement to a contemporary standard.

The accommodation extends to about 968 sq ft and briefly comprises - FIRST FLOOR - 16' Sitting Room with 10' wide sliding patio door and window opening onto the 15' Balcony taking full advantage of the wonderful sea views - 11' Dining Room - 14' Kitchen/Breakfast Room - Shower Room/WC - GROUND FLOOR - Reception Hall and Rear Lobby - 3 Double Bedrooms (2 with sea views) - Bathroom - Laundry Room.

OUTSIDE

The tarmac driveway (in separate ownership but with right of way over) provides parking for 2/3 cars and leads to the large garage/workshop which is 22' long and has a pedestrian door to the rear garden.

Lawned front garden with various shrubs. The enclosed rear garden is well established and very pretty, again laid to lawn with colourful flower and shrub beds together with two mature apple trees.

EPC RATING - D, COUNCIL TAX BAND - D

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

DIRECTIONS

Using Sat Nav - Postcode PL11 3LG







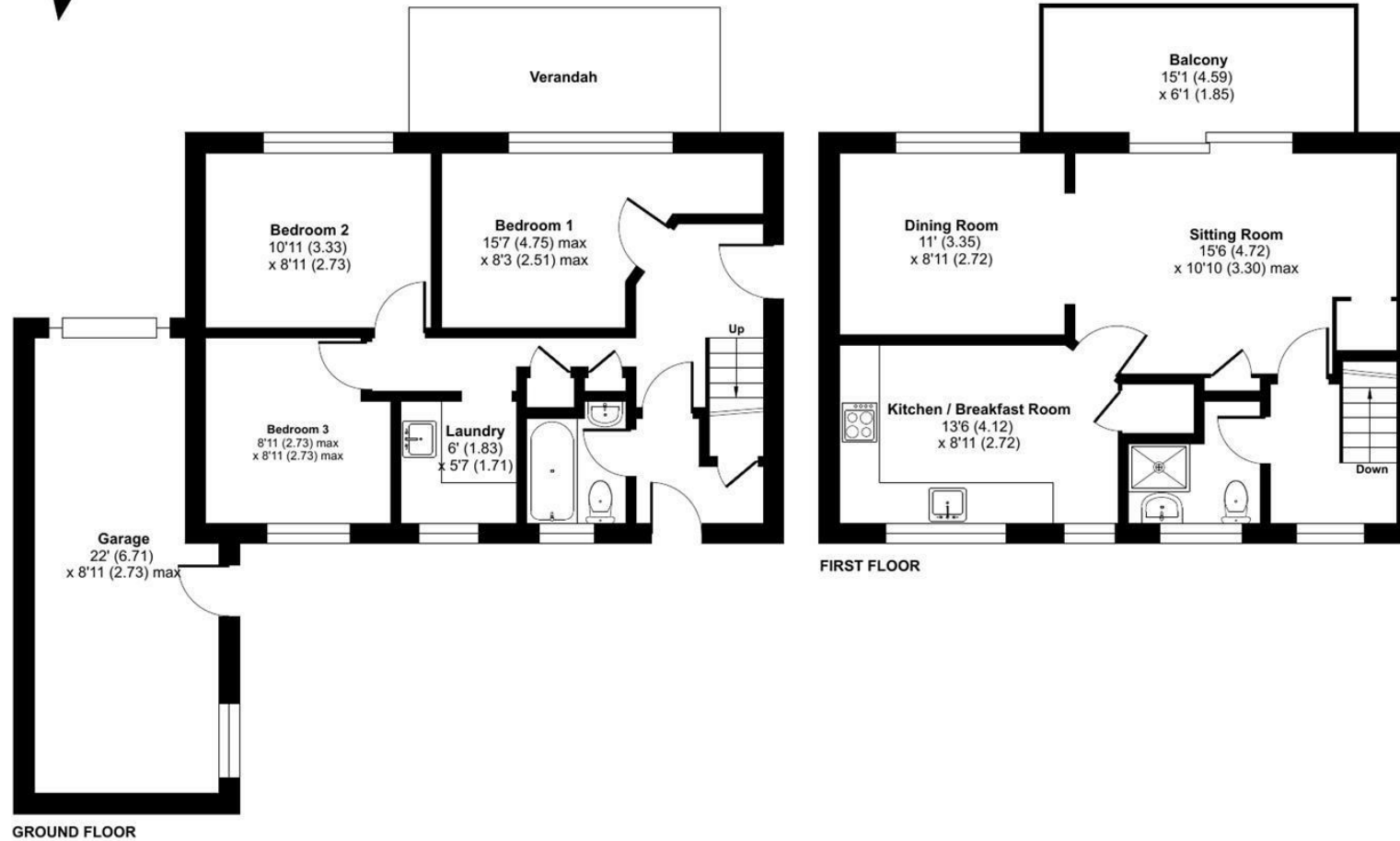
West Camps Bay, DOWDERRY, Torpoint, PL11

Approximate Area = 968 sq ft / 89.9 sq m

Garage= 181 sq ft / 16.8 sq m

Total = 1149 sq ft / 106.7 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: 1419680

These particulars should not be relied upon.