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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

FIR COTTAGE DOWNDERRY, TORPOINT, CORNWALL, PL11 3JZ

PRICE GUIDE £475,000





SOLD - Scott Parry Associates are pleased to report another successful sale - 150 yards from the beach, a south facing, semi-detached Victorian villa with sea views, in a prized residential location close to all village amenities. About 1464 sq ft, 16' Sitting Room, 16' Dining/Family Room, 15' Kitchen, Conservatory, 3 Bedrooms, Bath/Shower Room, Driveway Parking, Garage, Established Walled Garden.

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

#### LOCATION

Fir Cottage lies in the very heart of the seaside village of Donderry close to the beach front and situated on a 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

Fir Cottage comprises a semi-detached Victorian villa offering spacious family accommodation over three floors. The property has a sunny south aspect and lies in an established residential district in very close proximity to the beach. The house is presented to a contemporary standard with features including partial double glazing, oil fired central heating (new boiler fitted December 2024), sash windows with internal shutters, decorative fireplaces and stripped pine flooring amongst many others.

The layout is demonstrated by referring to the floorplan extending to about 1464 sq ft and briefly comprising - entrance door to lobby in turn opening to the dining/family room with staircase off and open fireplace housing a wood burner, in turn leading to the kitchen with range of oak worksurfaces and built in cabinets. The sitting room has an open fireplace and French doors opening to the sun room with tiled floor and French doors to the garden, sea views can be observed from this room.

At first floor level there are two double bedrooms together with a family bath/shower room. One of these bedrooms has fine sea views. On the second floor there is a further 18' bedroom having a dual aspect with stunning views over the wide expanse of Whitsand and Looe Bay, a door gives access to eaves storage space.

## OUTSIDE

The property is approached over the private Front Road serving a number of similar properties and in turn leading to a private driveway providing parking for three cars and access to the garage with two lean-to's with space for storage of kayaks, surfboards and beach paraphernalia.

The low maintenance front garden has a paved and gravelled terrace, south facing with flower beds and sea views.

The rear garden is enclosed and walled providing a secluded environment with slate paved and sleeper decked patio area and steps leading up to a lawn with established tree, shrub and flower beds. Two outside taps. Dog shower.

EPC RATING - F, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Limited/Likely, Outdoor - Likely.

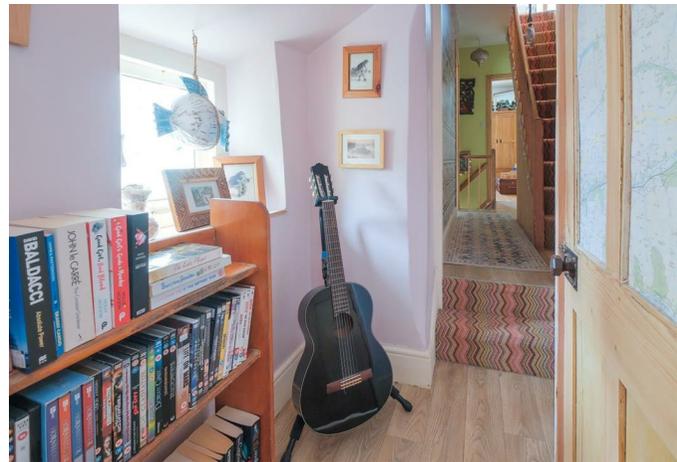
## DIRECTIONS

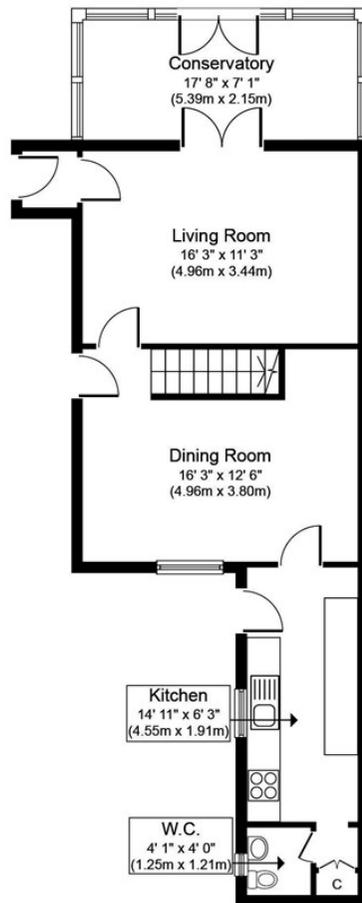


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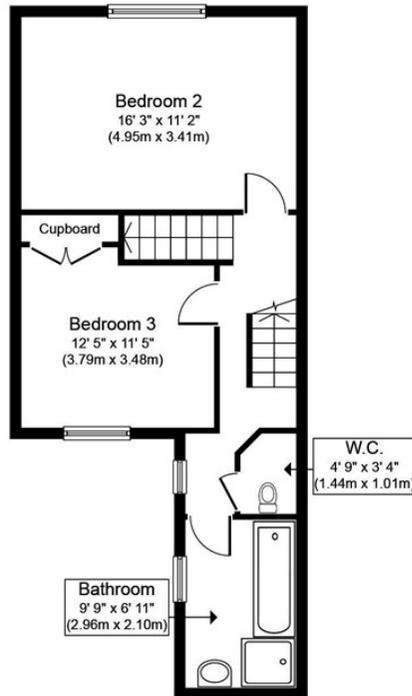




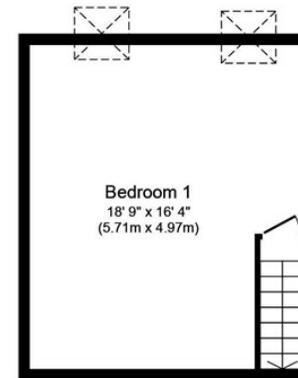




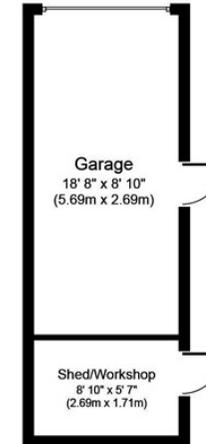
**Ground Floor**  
Approximate Floor Area  
**657 sq. ft.**  
**(61.0 sq. m.)**



**First Floor**  
Approximate Floor Area  
**495 sq. ft.**  
**(46.0 sq. m.)**



**Second Floor**  
Approximate Floor Area  
**312 sq. ft.**  
**(29.0 sq. m.)**



**Outbuilding**  
Approximate Floor Area  
**215 sq. ft.**  
**(20.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars should not be relied upon.