

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

MOR VIAJ DOWNDERRY, TORPOINT, PL11 3JX

PRICE GUIDE £725,000







Versatile seaside home comprising a house professionally converted into two luxurious and contemporary apartments, each with super sea views and providing potential for those seeking a home with income (holiday letting) or multi-generational living, together with a separate studio/guest suite. The apartments command a stunning panorama over the sparkling waters of Whitsand and Looe Bay and are only 175 yards from Downderry Beach.

APT 1 - - About 793 sq ft, 28' Open Plan Living Room/Kitchen/Sun Room, Balcony, 2 Bedrooms (Both Ensuite)

APT 2 - About 667 sq ft, 19' Open Plan Living Room/Kitchen, Balcony, 2 Bedrooms (1 Ensuite), Shower Room/WC.

Private Driveway, Ample Parking, Large Garage, Gardens and Extensive Sea Facing Terraces/Patios.

BEACH 175 YARDS, LOOE 5 MILES, PLYMOUTH 18 MILES, FOWEY 18 MILES, NEWQUAY AIRPORT 37 MILES, EXETER 59 MILES

#### LOCATION

Mor Vaj and Belvedere are conveniently situated close to the centre of the village and only a short walk from Downderry and Seaton Beaches. This is a prized location on a stretch of coastline often referred to as the Cornish Riviera. 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.

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. The artificial reef formed by the sinking of HMS Scylla is renowned for diving and provides a home to a community of marine life.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church 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. A farmshop with cafe at Widgeates caters for most day to day needs and there is also a Little Waitrose at Trerulefoot Roundabout.

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

No 4 Beechfield comprises a unique pair of luxurious seaside apartments, skillfully and thoughtfully converted from a single private residence in 2022. The property benefits from full double glazing and has an air source heat pump with underfloor heating (Mor Viaj) and electric boiler with underfloor heating (Belvedere), Solar PV system and energy performance certificate ratings of C (Mor Viaj) and A (Belvedere). This property represents a rare opportunity to purchase a fine home with income or indeed suited for multi-generational but independent living. Our clients will consider selling the property furnished and equipped subject to negotiation and excluding any personal items.

The property enjoys a super south aspect overlooking the sheltered coastal waters of Whitsand and Looe Bay. The nearly 180 degree panorama spans from the iconic landmarks of Rame Head in the east, the Eddystone Lighthouse on the south horizon and Looe Island in the west, this is a truly awe inspiring view and the property is only a moments walk from the quiet Downderry Beach.

Mor Viaj (Ground Floor) - about 793 sq ft and briefly comprises - Reception Lobby - 22' Open Plan Living Room/Kitchen with dual aspect and beautiful fitted kitchen having built in appliances, this room is wide open plan to the 12' Sun Room providing fabulous entertaining space and sliding patio doors to Sun Terrace - 14' Dual Aspect Principal Bedroom with Ensuite Bath/Shower Room - Further Bedroom again with Ensuite Shower/WC.

Belvedere (First Floor) - about 667 sq ft and briefly comprises - Reception Hall with Boiler/Plant Room off - 19' Dual Aspect and Open Plan Living Room/Kitchen with porcelain plank style flooring and sliding doors to the 13' Balcony with a south aspect and glass balustrading - Principal Bedroom with dual aspect and Ensuite Shower Room/WC - Further Bedroom - Shower Room/WC.

The Studio/Guest Suite is demonstrated on the floorplan and provides overflow accommodation with Shower/WC and is also suited for use as creative space or indeed work from home space.

OUTSIDE

The private drive leads up from the village road to a level gravelled area providing ample parking at least five cars and leads to the Garage providing further parking/storage with an electric door by Garador.

The property enjoys extensive and enclosed sea facing terrace/patios (about 900 sq ft) providing ample private amenity space, perfect for barbecues and entertaining together with a balcony and elevated lawned garden providing a further fine vantage point from which to enjoy the views. This garden space presents opportunities for the creative gardener.

NOTES

EPC RATINGS - Mor Viaj - C, Belvedere - A.

COUNCIL TAX BANDS - Both currently Business Rated.

SERVICES

Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile coverage - Indoor - limited, Outdoor - likely.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JX - approaching from Seaton Beach the private entrance drive will be found on the left hand side just prior to Downderry village centre.











## Mor Viaj

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft  
Garage / Studio = 34.3 sq m / 369 sq ft  
Total = 108.0 sq m / 1162 sq ft

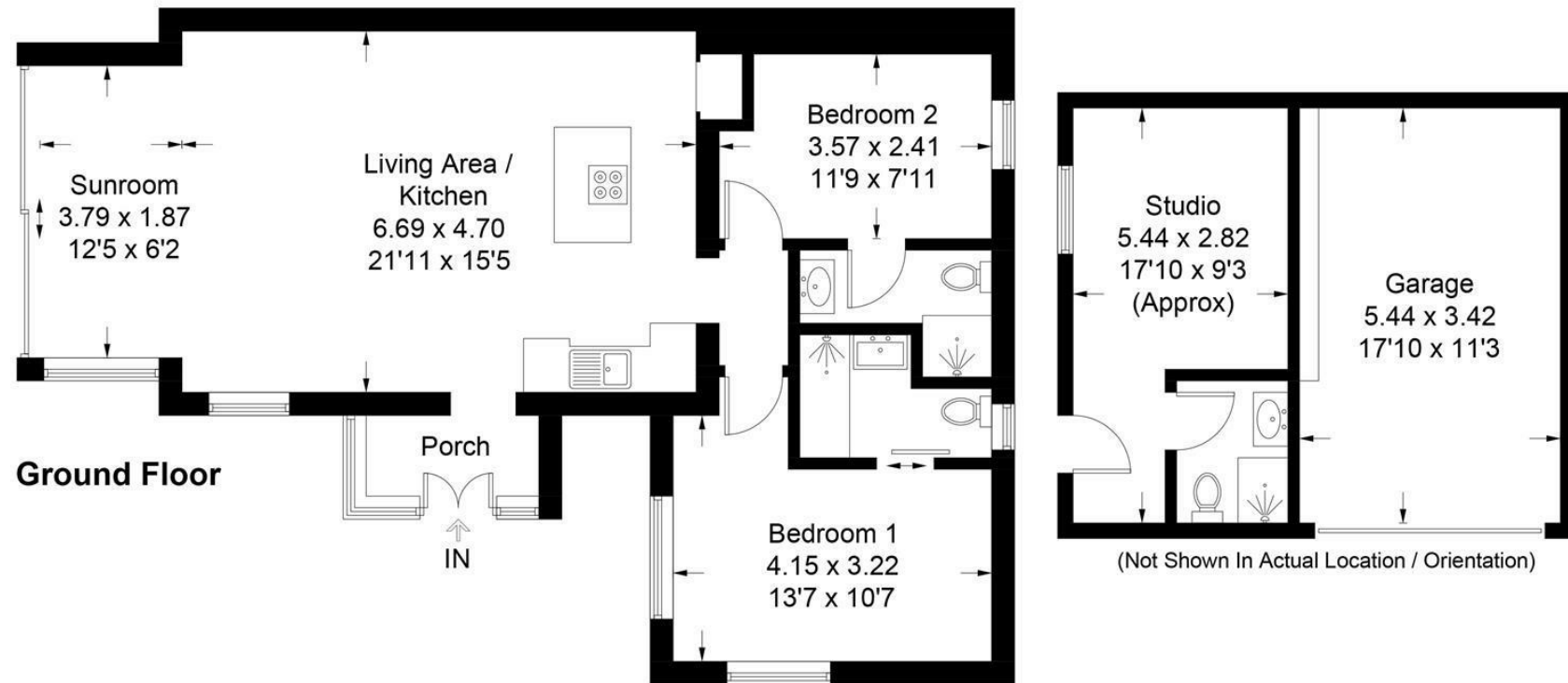


Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1180133)

These particulars should not be relied upon.