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THE BREAKERS, KEVERAL LANE, SEATON, TORPOINT, CORNWALL, PL11 3JJ

PRICE GUIDE £450,000

Only 450 yards from Seaton Beach, a detached seaside house in an elevated position and commanding an extraordinary 180 degree prospect over Seaton beach, the coastal waters and protected landscape of the River Seaton Valley, currently configured as an apartment with successful holiday letting suite. About 1429 sq ft, 2 x Sitting Rooms, 2 x Kitchens, 3 Bedrooms, 2 Bath/Shower Rooms, Over 500 sq ft of Sea Facing Balcony/Terrace, Studio, Workshop, Level Parking for 4 Cars, Solar PV, External Platform Stairlift for Wheelchairs etc, Terraced Gardens.

BEACH 450 YARDS, PLYMOUTH 15 MILES, FOWEY 17 MILES, KINGSAND/CAWSAND 10 MILES

LOCATION

The Breakers is enviably situated in a prized, near beachside position only a short walk (450 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park 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 a well stocked and supported community shop, pubs, café, restaurant, primary school (rated "good" by Ofsted) and a doctors surgery. Downderry also has a slipway with the ability to keep and launch dinghies by permit. There is also a well stocked farm shop at Widegates with popular cafe and catering for most day to day needs.

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

The Breakers comprises a detached seaside house in a prized setting only a short walk from Seaton Beach. The property occupies an elevated position from which it commands breathtaking views across the unspoilt countryside, beach and sea. A unique feature is the external platform stairlift which enable occupation of the house by wheelchair users or those with reduced mobility. In addition there is a 14 panel solar pv system with 2 x 3.6kwh batteries. The construction is partial blockwork, original timber frame and modern timber frame and buyers may need to approach specialist mortgage lenders to get funding.

Our client currently has the property configured as a 1 bedroom first floor apartment with a 2 bedroom apartment on the ground floor successfully used for holiday letting purposes. The staircase between still exists so returning to use as a single 3 bedroom residence is straightforward. The house is set into the sloping coastal contour and therefore enjoys immediate garden access at both levels.

The accommodation extends to about 1429 sq ft and briefly comprises - GARDEN FLOOR - Lobby and Hall - 22' Sitting Room with wood burner - Dining Room - 18' Kitchen - Double Bedroom - Bath/Shower Room in the wetroom style - External Laundry Cupboard - LOWER GROUND FLOOR - 14' Living Room open plan to Kitchen/Dining Room - 2 Bedrooms - Shower Room/WC.

OUTSIDE
The property is approached over the private Keveral Lane leading to a large and level parking area for at least four cars. From here a flight of steps rise to the front door. Conveniently there is an inclined external platform stairlift enabling access from the parking bay to the entrance door for those with wheelchairs or reduced mobility. There is a large balcony of about 300 sq ft with fabulous sea views and a further terrace of about 200 sq ft again with fabulous views. To the rear there are terraced gardens with raised beds, greenhouse, fruit cage, orchard and shed.

There is a workshop close to the parking area of about 168 sq ft and a studio with wc in the rear garden providing very useful work from home or creative space.

EPC RATING - C, COUNCIL TAX BAND - C
SERVICES - Mains water, electricity and drainage.

DIRECTIONS
Using Sat Nav - Postcode PL11 3JJ - NOTE - the property has parking for four cars.

The Brakers, Keveral Lane, Seaton, Torpoint, PL11

Approximate Area = 1429 sq ft / 132.7 sq m
Outbuildings = 332 sq ft / 30.8 sq m
Total = 1761 sq ft / 163.5 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). © nichecom 2026
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These particulars should not be relied upon.

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