

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

CROWS NEST DOWNDERRY, TORPOINT, PL11 3JA

PRICE GUIDE £1,200,000





UBER COOL NEAR BEACHSIDE HOME ON THE GLORIOUS CORNISH RIVIERA - Only 450 yards from Seaton Beach - A luxurious detached and south facing contemporary home with excellent eco credentials, commanding a stunning 180 degree prospect over the azure waters of Whitsand and Looe Bay. About 1677 sq ft, 25' Open Plan Living Room/Kitchen, Sitting Room, Large Wraparound Balcony, Laundry Room, 3 Double Bedrooms (1 Ensuite), Luxury Bath/Shower Room, Further Shower/WC, Large Garage/Workshop with Potential for Alternative Uses, Ample Parking, Extensive Paved Gardens with Planters, Solar PV.

BEACH 275 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, KINGSAND/CAWSAND 9 MILES, NEWQUAY AIRPORT 39 MILES

LOCATION

Crows Nest is situated in an elevated south facing position only a short walk from Downderry and Seaton Beaches. A private lane serves just 6 (including Crows Nest) and makes this a private and peaceful position. 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.

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 primary school (rated "good" by Ofsted), restaurant, 2 beachside public houses, church, community store 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.

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

Crows Nest comprises a cool and contemporary seaside home, completed in 2022 and offering the luxury near beachside lifestyle, the property benefits from air source heat pump central heating serving underfloor heating at ground and first floor level (on the renewable heat incentive scheme until 2029), solar pv with the ability to heat the hot water, high levels of insulation all combining to provide an energy performance rating of A.

The house is designed to embrace the maritime location, set into the coastal contour the accommodation is laid out to allow each of the principal rooms to take full advantage of the extraordinary views and enable direct access to the gardens at both ground and first floor levels.

The versatile accommodation is currently configured to provide three double bedrooms however there is the opportunity to provide four bedrooms by using the sitting room space as a bedroom and using the open plan kitchen/living room as the primary family space - depending of course upon individual family needs.

The accommodation is reversed to maximise the views and extends to about 1677 sq ft as follows - GROUND FLOOR - 22' Spacious Reception Hall - 3 Double Bedrooms (1 Ensuite) each with fabulous sea views - Luxurious Family Bath/Shower Room - Plant Room/Cloak Cupboard - FIRST FLOOR - 25' Open Plan Living Room/Kitchen, a dual aspect room with wood burner and feature bay window and wide twin sliding patio doors allowing a seamless transition to the Large Wraparound Balcony and amazing sea and coastline views - Sitting Room with dual aspect (potentially Bed 4) - Laundry Room with door to the Breakfast Terrace - Shower Room/WC.

The large detached garage/workshop may have potential for alternative uses including conversion to an annexe, studio or work from home space (subject to any consents that may be required).

OUTSIDE

The property is approached over a private lane (serving just 6 residential properties), secure and remote/electronically operated gates (with camera system) this in turn leads to a large private and graveled parking area for many cars with space for boat/dinghy etc, a superb resin topped and electronically operated turntable facilitates convenient vehicle movement . The large garage/workshop extends to about 364 sq ft and has an array of Solar PV panels installed on the roof.

At ground floor level there is extensive paved patio and composite decked areas all with a south and west aspect with fabulous views. On the east side at first floor level there is a "breakfast terrace" again with sea views and a barbecue area with access to the superb wraparound balcony with composite decking and glass balustrading taking full advantage of the views and the perfect spot to observe the awe inspiring sunsets. There are planted borders in the Mediterranean style and natural areas beyond providing a verdant backdrop and being a haven for wildlife.

EPC RATING - A, COUNCIL TAX BAND - E

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - Please request a dropped pin for the precise location. The property is approached over a private driveway serving just 6 (including Crows Nest) - you are advised to approach from Downderry village centre in a westwards direction (towards Seaton).







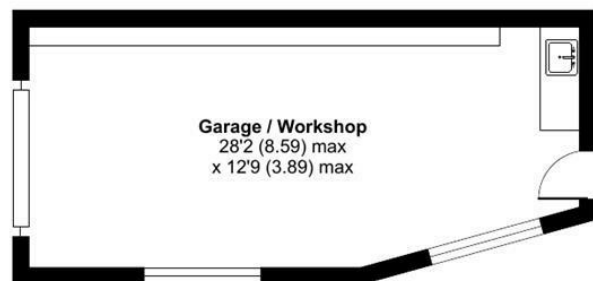
Crows Nest, Downderry, Torpoint, PL11

Approximate Area = 1677 sq ft / 155.7 sq m

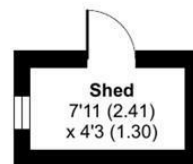
Outbuildings = 364 sq ft / 33.8 sq m

Total = 2041 sq ft / 189.5 sq m

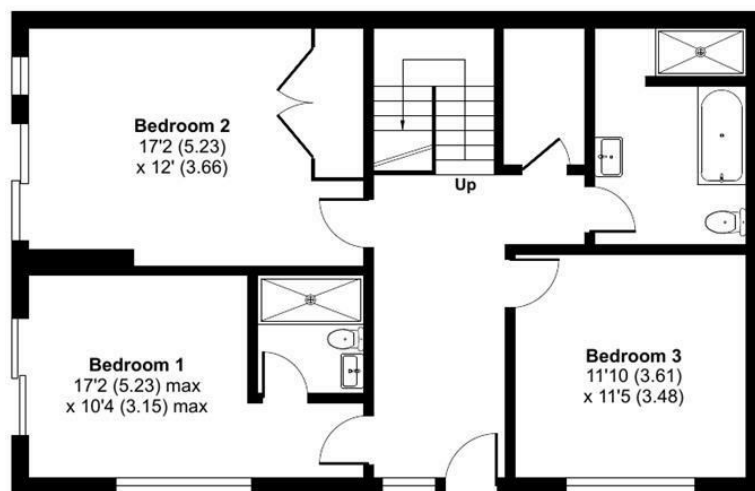
For identification only - Not to scale



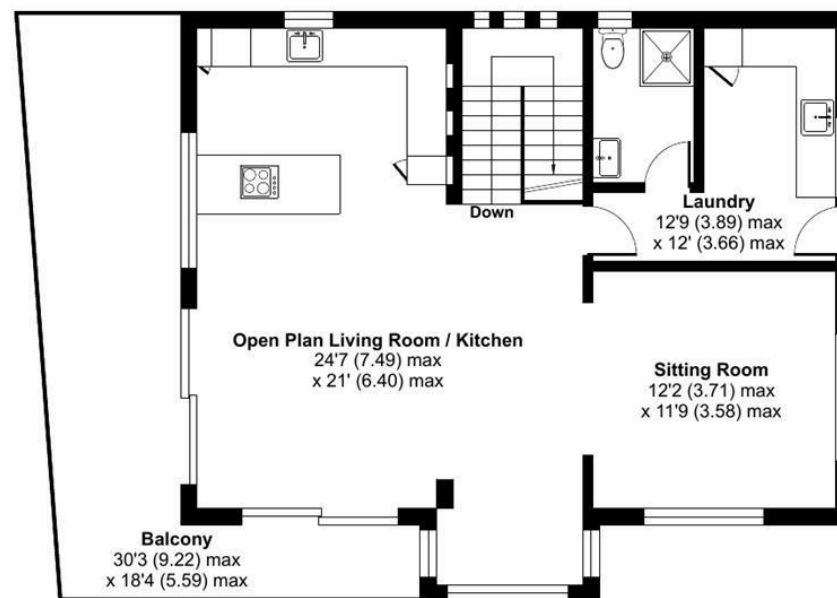
OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.
Produced for Scott Parry Associates. REF: 1014721

These particulars should not be relied upon.