

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ROSEMALLON, DOWNDERRY, CORNWALL, PL11 3JA

OFFERS IN EXCESS OF £700,000





In a prized frontline position with private and direct beach access and commanding an extraordinary south facing prospect over the shimmering, azure blue waters of Whitsand Bay. A detached beachside bungalow set within colourful and well established gardens. About 1327 sq ft, Sitting/Dining Room, Kitchen/Breakfast Room, Study/Bed 4, Laundry Room, 3 Double Bedrooms (1 Ensuite), Shower Room/WC, Driveway Parking, Large Garage/Workshop, Solar PV, Large Gardens with Private Steps to Beach.

BEACH 350 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY AIRPORT 39 MILES

LOCATION

The property is situated in an elevated south facing position only a short walk from Downderry Beach. Rosemallon lies in an established and very well respected residential area within the village comprising a mix of individual detached houses and bungalows. 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.

Downderry and Seaton have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, village store, community shop 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 Edgcumbe Country Park, historic country houses and many other places of interest lie within an easy drive.



DESCRIPTION

Rosemallon comprises a detached seaside bungalow, frontline with "grandstand" views over the sea and surrounding unspoilt coastline. A rare feature is the direct and private access to the beach via a flight of steps and the recently constructed sea defence, enabling straightforward access for swimming, surfing, kayaking and snorkeling etc. The property benefits from full double glazing, electric heating and a 16 panel Solar PV system. In addition the property has level parking, gardens and residential access enabling occupation by those with limited mobility.

The accommodation extends to about 1327 sq ft and briefly comprises - Spacious Reception Hall - 28' Sitting/Dining Room with fabulous views and open plan to - 14' Kitchen/Breakfast Room - 14' Study/Bed 4 - Laundry Room - 14' Principal Bedroom with Ensuite Shower Room - 2 Further Double Bedrooms - Shower Room/WC

OUTSIDE

The private driveway (the neighbouring property (Summer Court) has a right of way over the first section) provide ample parking and leads to the large garage/workshop with store areas.

Extensive south facing and well established gardens, very well stocked with a profusion of mature tree, shrub and flower borders providing a colourful environment with patio and lawn. The gardens have a south aspect and are dominated by an extraordinary panorama across Whitsand and Looe Bay.

From the garden a gate gives access to a flight of private steps leading down to the recently constructed sea defence in turn allowing direct access onto the beach.

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

Note 1 - The private drainage for the neighbouring property (Summer Court) lies within the garden of Rosemallon with the relevant easements.

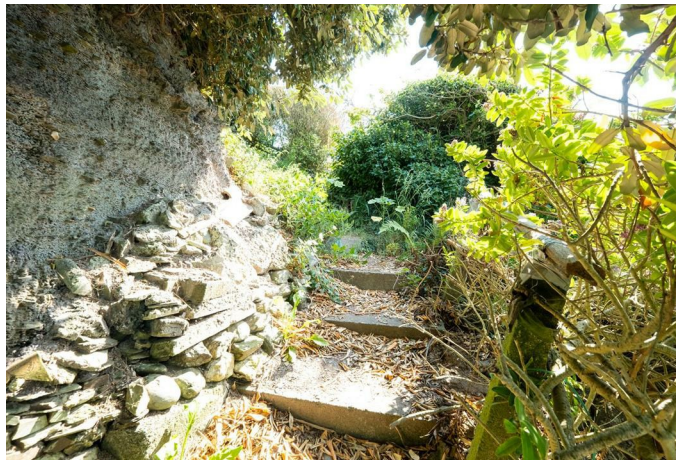
Note 2 - A covenant exists stating that the plot should not have any building erected upon it other than a bungalow with garage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3JA - we advise approaching along the B3254 from Hessenford to Seaton - travel along Brenton Road and the property will be found on the right hand (seaward) side.







Rosemallon, Downderry, Torpoint, PL11

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 235 sq ft / 21.8 sq m

Outbuildings = 117 sq ft / 10.8 sq m

Total = 1679 sq ft / 155.8 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: 1493225

These particulars should not be relied upon.