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CLOVER COTTAGE DOWNDERRY, TORPOINT, PL11 3LE

PRICE GUIDE £475,000





A south facing and detached seaside cottage with sea views only 150 yards walk from Downderry Beach. About 1675 sq ft, 25' Kitchen/Breakfast Room, 20' Sitting Room, 12' Dining Room, Porch/Laundry, 3 Double Bedrooms, 2 Bath/Shower Rooms, Shed, Gardens, Parking.

BEACH 150 YARDS, LOOE 6 MILES, PLYMOUTH 18 MILES, FOWEY 16 MILES, EXETER 60 MILES, NEWQUAY AIRPORT 39 MILES



LOCATION

The property is situated in a south facing position only a short walk from Downderry Beach. Clover Cottage lies in an established residential area within the village environment and a relatively level walk to the village amenities. 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 well stocked community shop, a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office 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.

Downderry was in recent years noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". 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

Clover Cottage comprises a detached cottage in a prized setting close to the beach. The property is south facing and benefits from oil fired central heating and full double glazing (except the bathroom window). Sea views over Whitsand Bay are enjoyed more particularly from the first floor and the garden.

The accommodation extends to about 1675 sq ft and briefly comprises - GROUND FLOOR - Porch with Laundry Area - 25' Kitchen/Breakfast Room with slate floor - 20' Sitting Room - 13' Dining Room (has previously been used as a bedroom) - Wetroom Shower Room/WC (* this could act as an ensuite if the dining room was used as a ground floor bedroom) - FIRST FLOOR - 3 Double Bedrooms (* one of the bedrooms could be divided to create a further bedroom with the potential for the cottage to offer 4/5 bedrooms depending upon individual needs) - Bathroom.

OUTSIDE

Private parking for two cars. The gardens are low maintenance with a courtyard to the front and steps rising up the rear with various seating areas with sea views. Established flower and shrub beds. Greenhouse. An outbuilding to the rear could be suited to use as a studio or work from home space.

EPC RATING - F, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity and drainage.

DIRECTIONS

Using Sat Nav - Postcode PL11 3LE - when approaching from the village centre the cottage will be found on the left shortly before the church.



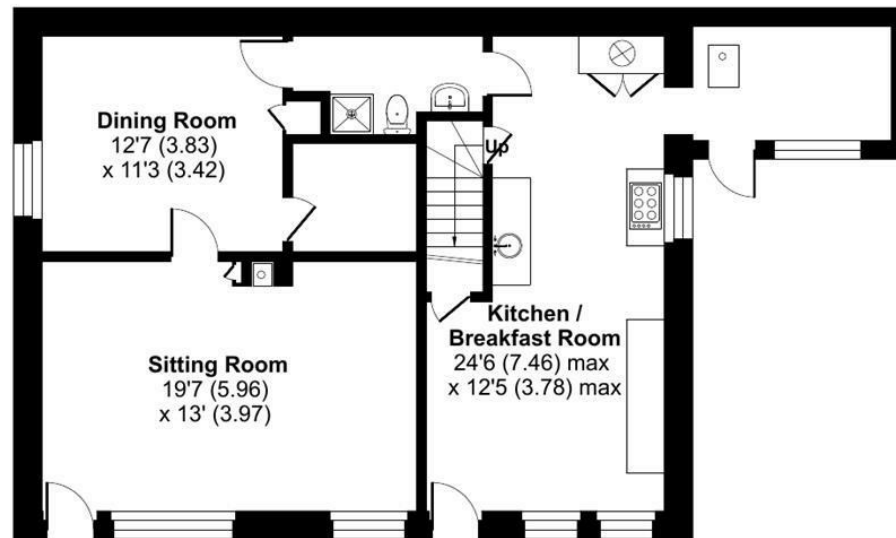
Cottage, Downderry, Torpoint, PL11

Approximate Area = 1675 sq ft / 155.6 sq m

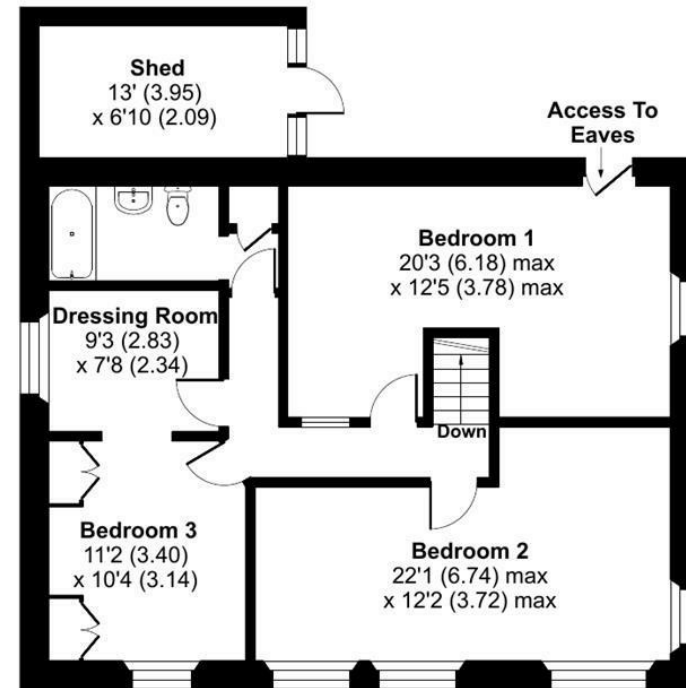
Shed = 89 sq ft / 8.2 sq m

Total = 1764 sq ft / 163.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1423415

These particulars should not be relied upon.