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VALLEY SIDE SEATON, TORPOINT, PL11 3FD

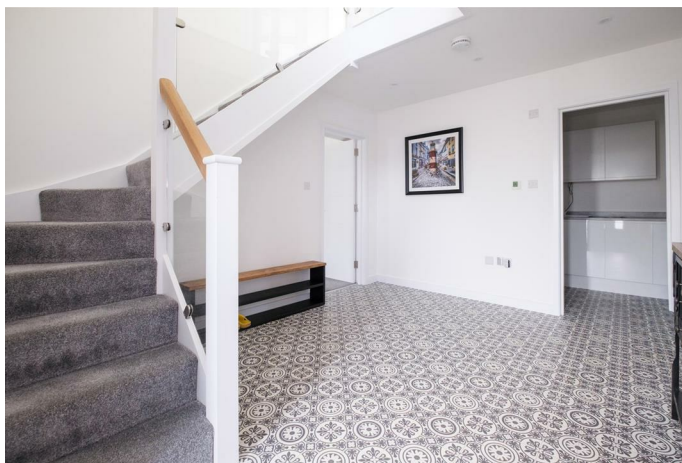
OFFERS IN THE REGION OF £750,000





THE GLORIOUS CORNISH RIVIERA - In a prized position only 100 yards from Seaton Beach, a detached near beachside contemporary house with self contained annexe, presented to a stunning standard and commanding outstanding views over the protected landscape of the Seaton Country Park. About 2302 sq ft, Sitting Room, Kitchen/Dining Room, Laundry Room, 4 Double Bedrooms (3 Ensuite), Gardens, Ample Parking, Double Garage, Solar PV.

SEATON BEACH 100 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES, EXETER AIRPORT 64 MILES



LOCATION

Valley Side is enviably situated in a prized, near beachside position only a short walk from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. The village also lies within an Area of Great Landscape Value.

Seaton and its neighbour Downderry have a well stocked community shop, a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, small village store within Bewsheas Restaurant and also a 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 in addition there are fabulous marinas with first class amenities in Plymouth. 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, historic country houses and many other places of interest lie within an easy drive.

Nearby the villages of Kingsand and Cawsand (9 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path, this iconic path can be accessed only 600 yards away. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 11 miles distant.







DESCRIPTION

Valley Side comprises a detached seaside house offering spacious and versatile accommodation in this prized setting close to the popular Seaton Beach. The property benefits from a studio annexe which is suited for accommodating a dependent relative, holiday letting, multigenerational living, creative or indeed work from home space. This modern house benefits from the remainder of a 10 year warranty and has solar pv, air source heat pump with underfloor heating and wooden aluminum clad triple glazed windows providing excellent energy performance credentials. Planning permission was granted on the 9th January 2023 to convert the garage space to replicate the annexe studio above to provide overflow family/guest accommodation.

The accommodation extends to about 2302 sq ft and briefly comprises as follows -

HOUSE - GROUND FLOOR - Grand Reception Hall - 18' Bedroom (1) with Walk in Wardrobe and Ensuite Shower/WC - 14' Bedroom (2) with Walk in Wardrobe and Ensuite Shower/WC - Laundry Room - **FIRST FLOOR** - 20' Dual Aspect Sitting Room with 15' Balcony off and direct access to the rear terrace - 20' Kitchen/Dining/Family Room with folding doors to the rear terrace - Cloakroom/WC - **SECOND FLOOR** - 15' Principal Bedroom (3) with Juliet Balcony, 13' Walk in Wardrobe/Dressing Room and Ensuite Bath/Shower Room (Jack and Jill Arrangement) - 17' Dual Aspect Bedroom (4).

ANNEXE - about 311 sq ft and comprising Open Plan Living Room/Kitchen/Bedroom with Shower Room/WC off.

OUTSIDE

A tarmac driveway provides ample and relatively level parking leading to the Double Garage with electric door.

Paved terrace at the front with fine views together with a Balcony off the Sitting Room. To the rear there is a south facing paved terrace providing a sheltered environment perfect for barbecues and entertaining. Beyond the terrace there is a further area of garden which is currently uncultivated as a wildlife haven.

EPC RATING - A, **COUNCIL TAX BAND** - F & A

SERVICES - Mains water, electricity and drainage. Solar PV and Air Source Underfloor Heating.

DIRECTIONS

Using Sat Nav - Postcode - PL11 3FD



Valley Side, Hessenford Road, Seaton, PL11



Denotes restricted
head height

Approximate Area = 2302 sq ft / 213.8 sq m

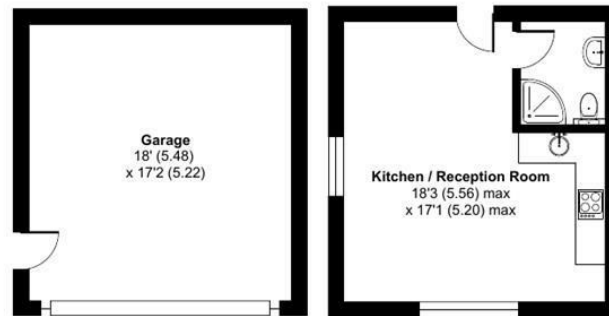
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Garage = 308 sq ft / 28.6 sq m

Studio Annexe = 311 sq ft / 28.8 sq m

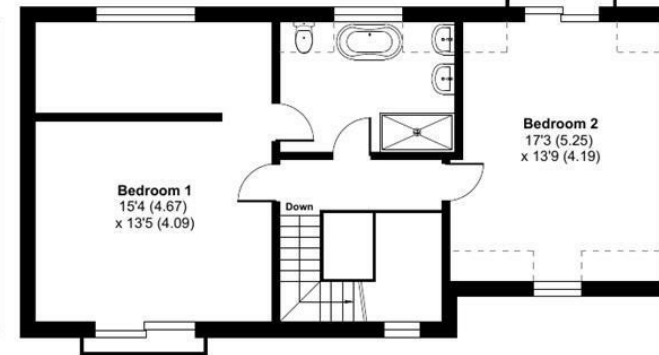
Total = 2968 sq ft / 275.5 sq m

For identification only - Not to scale

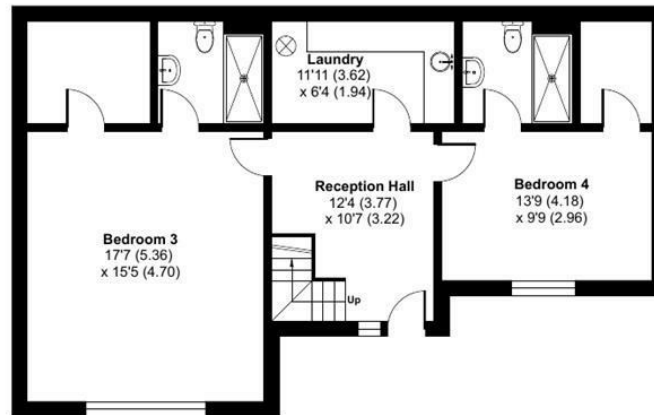


GARAGE

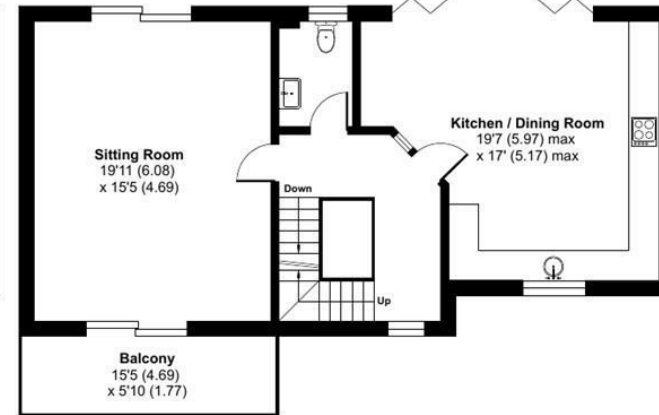
STUDIO ANNEXE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 1482260

These particulars should not be relied upon.